



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

| | | |
|-------------------------|---|----------------|
| DATE ISSUED: | July 20, 2021 | |
| HEARING DATE: | July 21, 2021 | AGENDA ITEM: 6 |
| PROJECT NUMBER: | R2012-02971-(5) | |
| PERMIT NUMBER(S): | CUP 201200163 | |
| SUPERVISORIAL DISTRICT: | 5 | |
| PROJECT LOCATION: | 32222 Agua Dulce Canyon Road, Agua Dulce | |
| OWNER: | Ben and Reef Gardens, Inc. | |
| APPLICANT: | Shaul Yakovi | |
| CASE PLANNER: | Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov | |

The above-identified item is a request for a Conditional Use Permit (“CUP”) to authorize a special event facility, caretaker’s residence, overnight accommodation and related appurtenant facilities. The matter before you is an appeal of the Hearing Officer’s denial due to inactivity of the CUP.

Additional materials pertaining to the project have been received from the applicant’s counsel since the preparation of the hearing package. These materials are included in this supplemental hearing package and are as follows: a letter from the applicant’s counsel dated July 19, 2021, the denial notice letter from the County Department of Regional Planning, previous emails, a copy of the Plot Plan 200900080 approval, and a copy of a site plan dated February 17, 2021.

Additional email correspondence was also received from two people in opposition to the project. These emails are also included in this supplemental hearing package.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

Attachments:

Letter from applicant's counsel dated July 19, 2021

Exhibit 1-DRP Denial Notice dated March 18, 2021

Exhibit 2-Emails dated November 12, 2020 to February 4, 2021

Exhibit 3-Emails dated April 28, 2009 to October 8, 2020

Exhibit 4-Plot Plan 200900080 approval dated August 24, 2010

Exhibit 5-Site Plan submitted by applicant on February 17, 2021

Exhibit 6-Emails from project opponents

July 19, 2021

SENT VIA EMAIL

Los Angeles County Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

Re: July 21, 2021 Regional Planning Commission Public Hearing Agenda Item 6
Project Number: R2012-02971 ("Project")
Conditional Use Permit Number: 201200163 ("CUP")
Property: 32222 Agua Dulce Canyon Road (Property")

Members of the Los Angeles County Regional Planning Commission:

The undersigned represents Project applicant Mr. Shaul Yakovi ("Yakovi" and/or "Applicant") with reference to the processing of the above captioned CUP application and in support of the appeal filed with the Commission concerning the April 20, 2021 determination by the Hearing Officer to deny the above referenced CUP for lack of activity.

For the reasons detailed below, the Applicant hereby requests a continuance of the upcoming July 21, 2021 appeal hearing in order that further discussions and coordination can be had with the Department of Regional Planning ("DRP") staff with reference to the satisfaction of all County agency concerns over my client's alleged failure to diligently pursue the processing of the subject CUP application.

It is my hope and expectation that the members of the Commission have taken the opportunity to review my letter dated April 16, 2021 sent to the DRP prior to the April 20, 2021 public meeting with the Hearing Officer. Below are pertinent excerpts from said communication evidencing both my client's past and present willingness to work with staff to cure any deficiencies noted by DRP staff and to bring this matter to a true CUP public hearing.

The DRP asked my client in its March 18, 2021 communication "If you wish to keep this project alive, please send a written request to the Department..." *See attached Exhibit 1.*

The undersigned responded on behalf of the Applicant as follows:

*... **please be advised that my client wishes to keep the subject Project active** and will continue to work with County DRP staff and other County departments to process and submit any and/or all information required by DRP to bring the subject CUP matter to a Project CUP public hearing.*

... Notwithstanding the length of time this CUP matter has been in process and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that, as shown on the emails attached as Exhibit 1 the applicant in this matter has in fact worked closely with the County over a number of years.

... It is imperative that the hearing officer understand the continued willingness of the applicant to work with County staff on this CUP matter. The applicant is not ignoring the DRP requests for information.

... Unfortunately, ... the cooperative tone of my interaction with the DRP changed and on March 18 when Mr. Claghorn informed me that he was no longer able to discuss this matter with me on the phone... In addition, Mr. Yakovi over the past few weeks has tried to reach out to staff members of the Departments of Public Works, Environmental Health, and the County Fire Prevention Division to clarify certain agency requests and to work with said agencies to satisfy concerns raised in prior correspondence. All of said County agency staff personnel indicated they were unable to speak with him because the Project was "on hold" and that the Property was the subject of litigation with the County.

... In sum, and viewed from a procedural perspective, applicant Mr. Yakovi is attempting to work with the DRP to bring his CUP application to public hearing and has met certain roadblocks preventing him from fully addressing all of the concerns of the County. The applicant find himself in a procedural "Catch-22" situation.

I would like to bring to the attention of the Commission certain facts surrounding the historical and present-day processing of the subject CUP application. Notwithstanding the length of time this CUP matter has been in process, and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that as shown on the emails attached as **Exhibit 3**, the Applicant in this matter has in fact worked closely with the County over many years. The attached as emails evidence the efforts by the Applicant to gain the cooperation of the County in inspecting/approving/permitting certain aspects of his Property improvements. For a period of seven years from 2013 to 2020, Yakovi was not represented by counsel or consultants to assist him in navigating the complex and myriad CUP requirements.

In addition, since my retention in October 2020, in support of my client's CUP application, I had been in regular contact with Regional Planner Richard Claghorn. It is both noteworthy and concerning to my client and is hereby brought to the attention of the Commission, that a dramatic change of attitude by the County toward my client occurred on February 4, 2021. The message conveyed on the morning of February 4 is one of cooperation. Mr. Claghorn detailed the process by which a One-Stop meeting could be scheduled to review the status of the CUP application

process. The message conveyed later that afternoon expressed an opposite position by the DRP and an unwillingness to further communicate with the Applicant and the undersigned. A copy of that email exchange is attached as **Exhibit 2**.

Unfortunately, after the presentation by the Applicant at the April 20 "public meeting" (not a formal CUP public hearing), the Hearing Officer in his decision disregarded the proof of my client's efforts to work with the County.

In addition to the circumstance discussed above, please find further detailed below other facts and circumstances that would warrant this Commission to grant this subject continuance request.

By way of historical background and context, in 2008 Ben and Reef Gardens, Inc. purchased eight parcels comprising the Property when it was zoned RR-1 [recreational zoning]. For over forty years prior owners of the Property operated a privately owned campground, RV park with private swimming and fishing ponds, which were open to the public known as Vasquez Park. Ben and Reef Gardens, Inc. immediately invested over seven million dollars (\$7,000,000) in improving the parcels to create the Gardens of Paradise venue and event space. In 2010 Mr. Yakovi applied for a site plan review ("SPR") of the existing use and structures and received approvals, which established its legal conforming use. Mr. Yakovi also timely applied for building permits and the subject CUP, all of which were left pending and never finalized because the County refused to send inspectors out to finalize the building permits and despite acknowledging that my client's CUP application was complete in December 2012. Moreover, these building permits were applied for when the Applicant had a use by right, yet L.A. County Building and Safety never finalized the applications despite acknowledging that the work had been completed.

Mr. Yakovi applied for a CUP, not because of any new use, but to conform the existing use of his Property because the County changed the zoning in 2012 from RR1 to A-1 Open Space [light agriculture and open space]. Despite the prior established use, the County sent Mr. Yakovi a letter in 2012 indicating that to the extent he had any "grandfathered" use, it would lapse within five years--or 2017. Please be advised that my client takes exception to the County's position. "Grandfathering" does not lapse, within a five-year period, and even if assuming that it does, Mr. Yakovi applied for, and it was confirmed by the County, that his CUP application was complete prior to the "lapse." See L.A. County Ordinance 22.172.050.

Please also be advised that attached as **Exhibit 4**, and as further evidence that the applicant has the legal right to use the subject Property as presently configured, is the Administrative Site Plan approval dated August 24, 2010. Said approval details that the site is approved for an outdoor dance pavilion with a 2,000 square foot accessory storage structure, an accessory 1,890 square foot office structure and two 735 square foot restroom structures. In addition, events, not exceeding 500 persons in attendance, are permitted.

It is most critical and important for the Commission to understand and note that the uses approved by the above reference administrative action mirror the existing uses shown on the

vised Project site plans submitted to the County on December 28, 2020 and again on February 17, 2021. *See attached Exhibit 5.* All of the concerns noted in the County agency reports in August 2019 from Public Works, Environmental Health and the Fire Department and in September 2020 from the DRP address concerns of a much larger project that has now been abandoned, as evidenced by the submission of the revised Project site plan on December 28, 2020. However, it appears that this was not shared with the other County departments.

In conclusion, and contrary to the decision by the Hearing Officer to deny the Project and to the recommendation by DRP staff in its Report to the Commission to deny the subject appeal, and for all of the reasons detailed in this submitted correspondence, my letter of April 16, 2012, and based upon the information to be presented at the upcoming July 21, 2021 hearing date, request is hereby made to the Planning Commission to allow the Applicant in the subject CUP matter to continue to work with the DRP and other County departments in order to bring this matter to a full and substantive public hearing on the merits of the Project within a reasonable time as determined by the County and Applicant.

Finally, for your information, please be advised that no activities or events are presently planned at the subject Property site until either the CUP process is completed or a disposition of pending litigation is reached.

Thank you for your consideration of the enclosed materials.

Respectfully submitted,



Steve Kaplan



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 18, 2021

Mr. Shaul Yakovi
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

Dear Mr. Yakovi:

PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2012-02971
CONDITIONAL USE PERMIT NO. 201200163
32222 AGUA DULCE CANYON RD. (APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054)

The Los Angeles County (County) Department of Regional Planning (Department) has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit (CUP) to authorize a special event facility, caretaker's residence, and related facilities at the above-referenced location. The correspondence dated September 9, 2020 requesting project revisions and additional information is attached for your review. Additionally, staff has sent many letters requesting required information beginning on June 13, 2013. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090. Due to the longstanding inactive status of the project identified above, the project **will be scheduled for denial** before a County Hearing Officer on **April 20, 2021**.

If you wish to keep this project active, please send a written request to the Department, Zoning Permits North, Room 1348, 320 West Temple Street, Los Angeles, CA 90012, Attention: Richard Claghorn or rclaghorn@planning.lacounty.gov. This correspondence must be received **on or before April 18, 2021** in order to avoid being scheduled for denial.

For questions or for additional information, please contact Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or rclaghorn@planning.lacounty.gov.

Mr. Shaul Yakovi
March 18, 2021
Page 2

Sincerely,

Amy J. Bodek, AICP
Director

A handwritten signature in black ink, appearing to read 'Samuel Dea', written in a cursive style.

Samuel Dea, Supervising Regional Planner
Zoning Permits North Section

SD:RC

Enclosures: Incomplete Letter 9-9-20

c: Steve Kaplan, Attorney, 16133 Ventura Blvd., Suite 700, Encino, CA 91390
cc (via email): sk.landuselaw@gmail.com; shaul92@gmail.com



Steve Kaplan <sk.landuselaw@gmail.com>

Re: 32222 Auga Dulce Canyon Road

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Feb 4, 2021 at 1:56 PM

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Steve,

One-Stop Counseling for the project would require submittal of a Zoning Permits One-Stop Counseling application form, site plan, revised project description, and fees (\$384-DRP, \$269-DPW, \$153-Fire, \$137-DPH). If all departments are requested, it costs \$943. The fees may increase if paid after Feb. 28. The application form and EPIC-LA portal for online submittals can be accessed at this link:

[Applications & Forms | DRP \(lacounty.gov\)](#)

One-Stop meetings are only held once per month on the second Tuesday. The next one that is available would be the one on March 9. In order to get on the schedule for March 9, we would need to receive the application materials and payment and I would have to send out the request today, because it must be done at least 30 days before the meeting date. I don't think that is possible, so realistically, the earliest feasible One-Stop date would be on April 13. One-Stop meetings are one hour in length and are conducted online. Each department would also issue a letter or report detailing their requirements for the project, based on the information provided.

It may be possible to set up an interdepartmental meeting to address the issues outside the One-Stop process, although that would depend on staff availability and would have to be requested by our upper management in coordination with the other departments. Because of the complexity of the case, I'm not sure a regular One-Stop meeting would be the best way to address it, so a special meeting may be preferable. I'll discuss it with my supervisor later today, but I'm not sure yet how feasible it may be. I probably won't be able to follow up with you today, but can provide an update next week.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Steve Kaplan <sk.landuselaw@gmail.com>**Sent:** Thursday, February 4, 2021 12:18 PM**To:** Richard Claghorn <rclaghorn@planning.lacounty.gov>

Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

I would like to set-up a Zoning Permits One-Stop counseling meeting between the undersigned, you and a representative from the Zoning Enforcement unit to discuss a comprehensive strategy to resolve the outstanding issues with reference to the Gardens of Paradise use of the above captioned property site pending the further processing of our CUP application.

Can we set up such a meeting next week?

Please advise.

Thank you,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Mon, Feb 1, 2021 at 1:44 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hi Steve,

In the meeting it was stated that the applicant has continued to hold events at the site despite repeated requests and orders to stop. We can't continue to process an application if there is an unresolved and ongoing Zoning violation. I will need to discuss this with my supervisor and our assistant administrator to see what happens next. It's possible that we may have to schedule a hearing to deny the project if the violation continues, but we haven't discussed it recently or made a decision on it yet. The applicant needs to stop holding events until obtaining approval of the CUP and any other required approvals. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, February 1, 2021 12:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good afternoon Richard,

Last we spoke this past week, you indicated you would be meeting with the zoning enforcement unit to discuss the juxtaposition of issues between your unit and that of zoning enforcement.

Do you have any information for Shaul and me regarding any such meeting. If so, I would most appreciate any feedback you can provide.

Thanks,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Wed, Jan 27, 2021 at 8:25 AM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Steve,

Thanks for the revised site plan. Can you please let me know when a revised project description will be submitted? Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, December 28, 2020 8:16 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: shaul92@gmail.com <shaul92@gmail.com>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good morning Richard,

In response to your below email request of 11/19/20, please find attached a revised project site plan addressing the concerns noted in your subject email.

I will reach out to you later today to further discuss the processing of my client's CUP filing.

Thank you.

Best,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401

E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 19, 2020 at 3:25 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hi Steve,

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.
5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

Once again, and before your work week ends, I hope you will give me a call at 818-321-9575 to discuss the CUP processing of the above captioned site.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Tue, Nov 17, 2020 at 2:44 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:

Helo Richard,

I would most appreciate a call from you to my cell phone at 818-321-9575 to discuss Shaul's case...thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 12, 2020 at 5:05 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:

Good afternoon Richard,

Please find attached my letter and additional documentation with respect to the above captioned property site and pending CUP application.

I will follow up tomorrow with additional material.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com



Steve Kaplan <sk.landuselaw@gmail.com>

32222 Agua Dulce Canyon Rd.

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Feb 4, 2021 at 4:29 PM

To: "shaul92@gmail.com" <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>

Cc: Steve Kaplan <sk.landuselaw@gmail.com>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Samuel Dea <sdea@planning.lacounty.gov>, Tracy Swann <tswann@counsel.lacounty.gov>

Good afternoon,

As we have informed you on prior occasions, we cannot process a CUP with active violations. As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback!

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<https://bit.ly/LACoCSSSurvey>

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shaul yakovi <shaul92@gmail.com>

Time Extension of due date for CUP 201200163

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Oct 8, 2020 at 10:12 AM

To: shaul yakovi <shaul92@gmail.com>

Cc: "karnier@gmail.com" <karnier@gmail.com>, Samuel Dea <sdea@planning.lacounty.gov>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Toan Duong <TDUONG@dpw.lacounty.gov>, Shayne Lamont <SLamont@ph.lacounty.gov>, "Youman, Joseph" <Joseph.Youman@fire.lacounty.gov>

Shaul,

We are granting your request for a time extension until **November 12, 2020**. However, we cannot process a CUP with active violations. As explained previously, including in my email to you dated October 1, 2020, which is copied below, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

You have now stated that you want to revise your CUP application to reduce the scope of your project. You must submit the following by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

We reiterate that this or any extension does not authorize you to continue holding events, and is only to keep your CUP application active. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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<https://bit.ly/LACoCSSSurvey>

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From: Richard Claghorn <rclaghorn@planning.lacounty.gov>**Sent:** Thursday, October 1, 2020 1:56 PM**To:** shaul yakovi <shaul92@gmail.com>**Cc:** karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont

4/30/2021

Gmail - Time Extension of due date for CUP 201200163

<SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>

Subject: Gardens of Paradise CUP

Good afternoon Shaul,

Please read the attached letter dated 9/9/20 regarding your project, and the related attachments. The letter and the attached letters from other County departments are based on the current project scope. As we've discussed, it is recommended that the project be downsized to focus on legalizing the existing unpermitted structures and establishing the event venue use through the CUP. Revised plans and application materials are needed to show the revised scope of the project. We can send the project to the other departments for interdepartmental County review if we receive the revised submittal materials. If we don't receive an adequate response by the deadline of October 13, 2020 we may begin the process of scheduling the CUP application for a public hearing for denial due to inactivity.

In addition, I've attached a letter from 2012 which explains background on the zone change that occurred in 2012 and how it affects your property. As explained on page 3 of the letter, the site plan approval for outdoor dance pavilion would only be valid for a period of 5 years after the date the zone change became effective. This means that after 12/27/17 the use would have to terminate, unless the CUP was approved by then, assuming the use had been legally established. Since the CUP is still not approved, you may not hold events at the site.

At this time, any gatherings/events not specifically allowed in the Health Officer Order 9.4.20, such as places of worship services, therapeutic behavioral health groups, small cohorts at schools/day care, etc., are prohibited.

Because of this order, gatherings and events not allowed in the order are prohibited, so even if the CUP had been approved the order related to the current pandemic would prohibit gatherings at the location until such time the order is lifted.

Let me know if you have any other questions about it. Thank you.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting

schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn

Sent: Wednesday, September 9, 2020 4:36 PM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Subject: Gardens of Paradise CUP

Hello Shaul and Erez,

Please read the attached correction letter regarding your case, along with the other attached letters and documents. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov



shaul yakovi <shaul92@gmail.com>

extension

3 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Oct 7, 2020 at 5:09 PM

Hello Shaul,

I will send you an email tomorrow regarding the deadline extension.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!*Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:**<https://bit.ly/LACoCSSSurvey>*

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Oct 7, 2020 at 5:41 PM

Ok thank you

Sent from my iPhone

On Oct 7, 2020, at 5:10 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Oct 8, 2020 at 10:04 AM

Hi
I don't understand why you are
Delaying everything
Please advise me ASAP because
It is emergency to solve things
Not delaying
Thanks
Shaul

4/30/2021

Gmail - extension

Exhibit 3-Emails from 4/28/09 to 10/8/20

Sent from my iPhone

On Oct 7, 2020, at 5:41 PM, shaul yakovi <shaul92@gmail.com> wrote:

Ok thank you

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Incomplete Letter6 - RCUP 201200163.pdf

1 message

Michael Sofris <michaelsofris@gmail.com>

Tue, Oct 6, 2020 at 11:33 AM

To: shaul yakovi <shaul92@gmail.com>

Have you responded or Complied with this letter.

-Sent from my iPhone

Michael N. Sofris, Esq.

Action Legal Team & Action Finance and Realty Team

468 N. Camden Drive, Ste 200, Beverly Hills, Ca 90210

[T] +1.310.229.4505

[C] +1.310.877.8828

[F] +1.310.388.0535 michaelsofris@gmail.com; filmlawyer@aol.com

WARNING: This communication and any documents, files, previous e-mail messages, and/or other attachments constitute an "electronic communication" within the scope of the Electronics Communication Privacy Act, 18 USCA 2510. This communication may contain non-public, confidential, and/or legally-privileged information intended for the sole use of the designated recipient(s). The unlawful interception, use or disclosure of such information is strictly prohibited under 18 USCA 2511, and other applicable laws. No dissemination may be made without WRITTEN PERMISSION from the sender.

**Incomplete Letter6 - RCUP 201200163.pdf**

279K



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

September 9, 2020

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from February 6, 2019. Please address the following items and submit the necessary additional items by **October 13, 2020** or the project will be **DENIED**:

SITE PLAN

1. The current site plan (submitted 8/10/16) does not show any parking spaces. The previous version of the plan, submitted on 2/2/16, showed some parking spaces that appear to provide less than 26 feet of backup area, based on the drawing. These included some of the spaces east and northeast of the tennis courts and the spaces in the parking lot near the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided. Compact spaces (minimum size 8' x 15') require a minimum of 23 feet of backup area, but would need to be clearly marked if any are provided.
2. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way (ROW), and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 2

- guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').
3. The proposed sign shown west of Parcel 28 and Parcel 54 is within the ROW area. This sign location must be relocated outside of the ROW. The existing sign near the main entrance on Parcel 26 is also within the ROW. The new sign location depicted on the site plan near the entrance on Parcel 26 is outside of the ROW, but is within the driveway. It needs to be moved to a location on Parcel 26 that is not in the driveway.
 4. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. A parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 409. Reductions to the parking requirement would be possible if more changes are made to the project. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a revised parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
 5. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
 6. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.

ARCHITECTURAL PLANS

7. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but the floor plans for the 3,500 sf guest units are still needed. Plans must show the building dimensions and must be drawn to scale.
8. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 3

from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

9. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
10. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
11. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
12. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
13. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
14. A soccer field is mentioned in the description but is not shown on the site plan. It should be deleted from the description unless it is shown on the site plan.
15. The project description on the application mentions installing a monument sign. Is

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 4

- this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
16. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
 17. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 18. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 19. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
 20. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
 21. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
 22. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

23. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
24. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 5

structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.

25. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,972.
26. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 5 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
27. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. The current fees are \$3,672 for the Initial Study Fee (Negative Declaration) and \$1,152 for the Department of Public Works referral fee. A refund may be requested for the \$310 paid previously for the Environmental Assessment, if the Initial Study fee is paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
28. Please address the issues listed in the attached letters from the Fire Department (8/8/19), Department of Public Health (8/14/19) and Department of Public Works (8/14/19). Please contact each department using the contact information listed in the individual letters.

Please provide a digital copy of any revised plans on a CD or by email, plus 2 full-size hard copies of the plans.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects for the Agua Dulce area of Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390. You can also call Council President Don

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 6

Henry at (661) 268-1731 to request an item be placed on their agenda. Their email address is info@adtowncouncil.com.

Failure to submit the required information by October 13, 2020 will result in the CUP being scheduled for a public hearing with a recommendation of denial.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Amy J. Bodek, AICP
Director

Richard Claghorn, Principal Regional Planner
Zoning Permits North Section

Attachments:

Draft Parking Analysis
Draft Covenant to Hold Property as One Parcel
FD Letter from 8/18/19
DPH Letter from 8/14/19
DPW Letter from 8/14/19



shaul yakovi <shaul92@gmail.com>

32222

3 messages

shaul yakovi <shaul92@gmail.com>
To: rclaghorn@planning.lacounty.gov

Thu, Oct 1, 2020 at 5:31 PM

Hi Richard
you told me yesterday when we talk on phone that you guys will change the due date i did not receive anything from you

Thank You
Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Mon, Oct 5, 2020 at 6:54 AM

Hi Shaul,

I'll need to talk to my supervisor about the due date. I'll let you know if it can be extended after I talk to him about it.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: shaul yakovi <shaul92@gmail.com>
Sent: Thursday, October 1, 2020 5:31 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: 32222

CAUTION: External Email. Proceed Responsibly.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Mon, Oct 5, 2020 at 10:53 AM

Hi Shaul,

Let me know how much time you need to submit revised plans, revised project description, and the other requested information. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Sent: Monday, October 5, 2020 6:54 AM
To: shaul yakovi <shaul92@gmail.com>
Subject: Re: 32222

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

32222 agua dulce cub rd

1 message

shaul yakovi <shaul92@gmail.com>

Wed, Sep 30, 2020 at 3:53 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard

this is Shaul please give me a call my phone number is 213-923-5225 I left you a message couple of time you did not called me back yesterday I email you you respond you will call me back you didn't iam Waiting for your call

thank you

Shaul yakovi



shaul yakovi <shaul92@gmail.com>

CUP 201200163

4 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Aug 15, 2019 at 7:26 AM

Good morning Shaul,

Please read the attached letters from the Department of Public Health and Fire Department about your project. We are still waiting for a letter from the Department of Public Works, which I'll send you once I receive it. Please contact each department to address the issues discussed in the letters. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning

213-893-7015

2 attachments **Fire_Not_Cleared.pdf**
143K **DPH_Not_Cleared.pdf**
315K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Aug 21, 2019 at 7:39 AM

Good morning Shaul,

Here is the letter from DPW about your project. Please review each of the 3 letters I sent you from DPH, DPW and Fire and work with each department to resolve the issues for each. Thanks.

[Quoted text hidden]

 **DPW_Not_Cleared.pdf**
228K

shaul yakovi <shaul92@gmail.com>

Wed, Aug 21, 2019 at 1:39 PM

Page 16 of 174

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

 **DPW_Not_Cleared.pdf**
228K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Jan 22, 2020 at 7:39 AM

Good morning Shaul,

I hope you're doing well. Could you please provide an update on the progress on your CUP? Have you contacted DPH, DPW, or the Fire Department to resolve the issues in the attached letters? Refer to the letters for the contact information for each department and address the issues described in each. Have you addressed any additional items from the attached letter dated 2/6/19 that I wrote? You paid the CUP referral fees from item #29 of that letter but have still not paid the fees listed in items #27 and 28. Those fees have changed since the last letter as follows: The COC fee from item #27 is now \$1,915. For item #28, the Initial Study fee is now \$3,494 and DPW referral fee is \$1,119. Fees are expected to increase again on March 1 with the annual fee adjustment.

Because of the scope of the project and the many requirements triggered by the many proposed uses, I think you should consider updating your project description and plans to eliminate proposed uses that may make the project more feasible and realistic. You will need to demonstrate progress on the permitting process or the CUP may be denied for inactivity, or denied for failure to meet the requirements. Please provide an update on your progress so we can help the CUP process to move forward. Thank you.

[Quoted text hidden]

4 attachments

 **Incomplete_letter5_RCUP201200163.pdf**
373K

 **Fire_Not_Cleared.pdf**
143K

 **DPH_Not_Cleared.pdf**
315K

 **DPW_Not_Cleared.pdf**
228K



shaul yakovi <shaul92@gmail.com>

CUP 201200163 referral payments

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Apr 16, 2019 at 11:32 AM

Hello Shaul,

Our computer system still does not show the bounced check, but our accounting section has been informed that the check is not good and the fees will need to be repaid.

Thu-Hong Nguyen from our Budget and Accounting Section wrote, "The check #1039 in amount \$1,607 was bounced..."

So the payer needs to repay \$1,607+\$33 NSF Fee= \$1,640.00.

If the payer would like to repay now, we can process the NSF in the Energov. Please remind the payer, the replacement should be cash, money order, or cashier check (indicated the payer's name)'.

Let me know if you have any questions about it. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning

213-893-7015



shaul yakovi <shaul92@gmail.com>

Shaul

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Apr 4, 2019 at 1:04 PM

To: rclaghorn@planning.lacounty.gov

Hi Richard
this is Shaul we Running late like 30 minutes

Thank you
Shaul

Sent from my iPhone



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce

8 messages

shaul yakovi <shaul92@gmail.com>

To: rclaghorn@planning.lacounty.gov

Thu, Mar 28, 2019 at 5:20 PM

Hello Richard

I want to make an appointment with you in regard to cup next week Tuesday or Wednesday if you have opening please email me or call me at 2139235225

Thank you

Shaul

Sent from my iPhone

shaul yakovi <shaul92@gmail.com>

To: erez karni <karni69@gmail.com>

Thu, Mar 28, 2019 at 5:22 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

To: shaul yakovi <shaul92@gmail.com>

Thu, Mar 28, 2019 at 5:28 PM

Hello Shaul,

Let me know if Tuesday, April 2 at 2:00 pm works for you. If not we could schedule a different time. Our fees went up on March 1. The new CUP referral fees are \$664 for DPH, \$559 for DPR and \$384 for Fire. I can provide the other new fees later. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
213-893-7015

-----Original Message-----

From: shaul yakovi [mailto:shaul92@gmail.com]

Sent: Thursday, March 28, 2019 5:21 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Subject: 32222 Agua Dulce

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Mar 28, 2019 at 7:42 PM

Page 20 of 174

4/30/2021

Gmail - 32222 Agua Dulce

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Mar 28, 2019 at 8:05 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

hi Richard
 thank you for answering I will be there at 2 o'clock Tuesday
 Thanks
 Shaul
 Sent from my iPhone
 [Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Mon, Apr 1, 2019 at 9:57 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard
 can we move the appointment to Wednesday please

Thanks
 Shaul

Sent from my iPhone

> On Mar 28, 2019, at 5:28 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Apr 1, 2019 at 10:08 AM

To: shaul yakovi <shaul92@gmail.com>

Hi Shaul,

Would Wednesday at 3:00 pm work for you? I'm not available until 3:00 on that day. Thanks.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Apr 2, 2019 at 9:26 AM

To: shaul yakovi <shaul92@gmail.com>

Hello Shaul,

Based on our phone conversation, I've scheduled an appointment with you for Thursday, April 4 at 1:30 pm. Please come to room 1348 at our office. Thanks.

Richard Claghorn
 Principal Regional Planner
 Zoning Permits North Section
 Department of Regional Planning
 213-893-7015

-----Original Message-----
 From: Richard Claghorn

4/30/2021

Gmail - 32222 Agua Dulce

Sent: Monday, April 1, 2019 10:09 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: 32222 Agua Dulce

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

CUP 201200163 (Project R2012-02971) Denial

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 6, 2019 at 4:33 PM

To: shaul yakovi <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>

Hello Shaul and Erez,

On December 3, 2018 I emailed you and said that if we don't receive the CUP fees listed in the email by February 4, 2019, your CUP case could be scheduled for denial. I still haven't heard from you, and we still have not received the fees. For your information, the CUP referral fee for the Fire Department increased on 1/22/19 to \$384 from \$362.

This is a final notice that we will schedule your case for denial if we don't receive payment by May 6, 2019, at a minimum, for the fees for the CUP referral, which are as follows:

Fire \$384

DPR \$541

DPH \$643

Total \$1,568

I've updated the previous letter regarding your case, and have attached a copy. The original will be mailed to you. The other items in the letter need to be addressed as well, but the payment of the required fees must be done by May 6, 2019 to avoid the scheduling of your case for denial. Please be aware that if fees are paid on March 1 or later, the fees will increase. Feb. 28 will be the last day you can pay the fees at their current level. Please let me know if you have any questions. Thank you.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

4/30/2021

Gmail - CUP 201200163 (Project R2012-02971) Denial

 **Incomplete_letter5_RCUP201200163.pdf**
373K



shaul yakovi <shaul92@gmail.com>

Project R2012-002971

2 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Dec 3, 2018 at 11:45 AM

To: shaul yakovi <shaul92@gmail.com>

Cc: "karnier@gmail.com" <karnier@gmail.com>

Hello Shaul,

I haven't heard from you in a while and hope you're doing well. We still haven't received the fees we discussed early this year that we need in order to proceed to the next step in the review of your CUP (Project R2012-002971, CUP 201200163). The fees increased on March 1, 2018 and will probably increase again on March 1, 2019. Here are the current fees:

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$541

DPH \$643

Total \$1,546

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,312

Initial Study-DPW consult \$1,084

Initial Study-DPR consult \$458

COC \$1,855

If we don't receive the CUP consultation fees by February 4, 2019 then your case could be scheduled for denial. Please resolve this as soon as possible. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn

Sent: Wednesday, February 28, 2018 11:04 AM

To: shaul yakovi <shaul92@gmail.com>

Subject: RE: Shaul

Hello Shaul,

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$522

DPH \$621

4/30/2021

Gmail - Project R2012-002971

Total \$1,505

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,199
Initial Study-DPW consult \$1,046
Initial Study-DPR consult \$442
COC \$1,790

These fees will increase to the following on March 1, 2018:

Initial Study \$3,312
Initial Study-DPW consult \$1,084
Initial Study-DPR consult \$458
COC \$1,855

You'll need the Initial Study fees before we can do the CEQA consultation, but that will come after the CUP consultation, and isn't needed immediately. You may want to pay the fees now to avoid the increase, but we can still move forward with the CUP consultation once we receive the \$1,505 in CUP consult fees. The COC is a separate issue, and will be needed before the public hearing. However, you'll need to submit all of the related paperwork to pay the COC fee.

Let me know if you have any questions on the fees. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn
Sent: Wednesday, February 28, 2018 7:59 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: Shaul

Hi Shaul,

I'm sorry I missed you yesterday. I didn't know you were coming in. Today is the last day of the current fees. I've attached a copy of the new fee schedule that will be effective on March 1. Let me know if you plan to pay the fees today, and what time you are planning to come in. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Tuesday, February 27, 2018 11:07 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: Shaul

Hi Richard

4/30/2021

Gmail - Project R2012-002971

I try to come today to pay the fees I understand you took today off so please give me a call tomorrow at 213-923-5225

Sent from my iPhone

> On Feb 20, 2018, at 2:57 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

> Hello Shaul,

> When we met on Jan. 25 you said you would pay the CUP referral fees we discussed in the next week or two. It doesn't appear the fees have been paid yet. The fees will need to be paid by no later than Feb. 28 at the current rate. If paid after that, the fee will be higher. I don't know exactly what the new fees are going to be yet, but I've heard they will increase 3.6%. Therefore, I would recommend paying before March 1 to avoid the fee increase. Thanks.

> Richard Claghorn
> Principal Regional Planning Assistant Zoning Permits North Section
> Department of Regional Planning
> 320 W. Temple Street, Room 1348
> Los Angeles, CA 90012
> Phone: 213-974-6443

> -----Original Message-----

> From: Richard Claghorn
> Sent: Thursday, January 25, 2018 1:59 PM
> To: 'shaul yakovi' <shaul92@gmail.com>
> Subject: RE: Shaul

> OK

> -----Original Message-----

> From: shaul yakovi [mailto:shaul92@gmail.com]
> Sent: Thursday, January 25, 2018 1:58 PM
> To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
> Subject: Shaul

> Hi Richard
> We are let 10-15 minute

> Thanks shaul

> Sent from my iPhone

shaul yakovi <shaul92@gmail.com>
To: erez karni <karni69@gmail.com>

Mon, Dec 3, 2018 at 12:10 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Shaul

8 messages

shaul yakovi <shaul92@gmail.com>

Thu, Jan 25, 2018 at 1:58 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hi Richard

We are let 10-15 minute

Thanks shaul

Sent from my iPhone

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Jan 25, 2018 at 1:59 PM

To: shaul yakovi <shaul92@gmail.com>

OK

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Feb 20, 2018 at 2:57 PM

To: shaul yakovi <shaul92@gmail.com>

Hello Shaul,

When we met on Jan. 25 you said you would pay the CUP referral fees we discussed in the next week or two. It doesn't appear the fees have been paid yet. The fees will need to be paid by no later than Feb. 28 at the current rate. If paid after that, the fee will be higher. I don't know exactly what the new fees are going to be yet, but I've heard they will increase 3.6%. Therefore, I would recommend paying before March 1 to avoid the fee increase. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Tue, Feb 27, 2018 at 11:07 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard

I try to come today to pay the fees I understand you took today off so please give me a call tomorrow at 213-923-5225

Sent from my iPhone

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 28, 2018 at 7:59 AM

To: shaul yakovi <shaul92@gmail.com>

Hi Shaul,

I'm sorry I missed you yesterday. I didn't know you were coming in. Today is the last day of the current fees. I've attached a copy of the new fee schedule that will be effective on March 1. Let me know if you plan to pay the fees today, and what time you are planning to come in. Thanks.

[Quoted text hidden]

 **3. Revised Fees 2018 Final.pdf**
802K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Feb 28, 2018 at 8:01 AM

PS-I'm going to be in a hearing this morning from 9 am to probably 10 am at least. I'll be available after that, except I'll probably be out to lunch from about noon to 1 pm.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Feb 28, 2018 at 11:04 AM

Hello Shaul,

The fees which we need prior to CUP consultation are as follows:

Fire \$362
DPR \$522
DPH \$621

Total \$1,505

You can pay with on check made out to LA County, or separate checks made out to LA County.

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Initial Study-DPW consult \$1,046
Initial Study-DPR consult \$442
COC \$1,790

These fees will increase to the following on March 1, 2018:

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Initial Study-DPW consult \$1,084
Initial Study-DPR consult \$458
COC \$1,855

You'll need the Initial Study fees before we can do the CEQA consultation, but that will come after the CUP consultation, and isn't needed immediately. You may want to pay the fees now to avoid the increase, but we can still move forward with the CUP consultation once we receive the \$1,505 in CUP consult fees. The COC is a separate issue, and will be needed before the public hearing. However, you'll need to submit all of the related paperwork to pay the COC fee.

Let me know if you have any questions on the fees. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

4/30/2021

Gmail - Shaul

From: Richard Claghorn

Sent: Wednesday, February 28, 2018 7:59 AM

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

To: brownsteinlaw.bill@gmail.com

Wed, Feb 28, 2018 at 3:44 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: CUP 201200163

3 messages

shaul92@gmail.com <shaul92@gmail.com>
To: William Brownstein <brownsteinlaw.bill@gmail.com>

Wed, Jul 15, 2015 at 12:38 PM

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: July 15, 2015 at 11:23:09 AM PDT
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>
Subject: CUP 201200163

Hello Shaul and Erez,

Please read the attached letter regarding your project. The original will be mailed to you, along with the other attachments. Please note that you will still need to make major changes to the project as noted in the letter. Your project as currently proposed is likely to trigger many requirements from Public Works, Public Health as well as other requirements from Fire and Parks and Recreation. The project will probably need an EIR, which will be a very difficult and costly process, unless it is scaled down significantly. You need to at least reduce your uses so that the required parking does not exceed the parking provided, but it will probably have to be reduced a lot more to meet all of the departmental requirements and avoid costly public improvement costs and costs related to the EIR and environmental review process. Before the project can move forward the fees highlighted in the letter must be paid and the plans need to be revised as noted in the letter so that we can forward the plans to the other departments for review. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: Richard Claghorn
Sent: Wednesday, May 14, 2014 2:57 PM
To: 'shaul92@gmail.com'
Cc: 'karnier@gmail.com'
Subject: CUP

Good afternoon,

I'm following up on your pending CUP (Project R2012-02971). We were going to meet in February to go over the issues, but unfortunately I was bit by your dog, and the appointment fell through. I recovered and have been doing well, but haven't followed up with you yet. There are still a number of issues that need to be addressed before the project can move forward, which were discussed in the attached letter. It would probably be best to go through them one by one in a face to face meeting. Let me know if you would like to have a meeting to discuss the project so that we can resolve the problems, and let me know when you'd like to meet. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Wednesday, February 05, 2014 3:18 PM
To: Richard Claghorn
Subject: Re: Appointment

Ok thanks

Sent from my iPhone

On Feb 5, 2014, at 11:08 AM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Yes. Can you can come in on Thursday, Feb. 13 at 2:00 pm? Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Wednesday, February 05, 2014 10:53 AM
To: Richard Claghorn
Subject: Re: Appointment

Can we have t date change. To next week please

Thanks

Shaul

Sent from my iPhone

On Jan 29, 2014, at 2:00 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul and Erez,

I've just rescheduled our meeting to next Wednesday at 2:00 pm. It will be Feb. 5 (I think I said Feb. 3 on the phone, but the correct date is the 5th). Let me know if you need to reschedule. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

2 attachments

 **R2012-02971_letter3.pdf**
285K

4/30/2021

Gmail - Fwd: CUP 201200163

 **Parking_RCUP201200163.pdf**
64K

shaul92@gmail.com <shaul92@gmail.com>
To: Leslie Richards <ladylaw@leslierichards.com>

Wed, Jul 15, 2015 at 12:39 PM

[Quoted text hidden]

2 attachments

 **R2012-02971_letter3.pdf**
285K

 **Parking_RCUP201200163.pdf**
64K

shaul yakovi <shaul92@gmail.com>
To: William Brownstein <brownsteinlaw.bill@gmail.com>

Mon, Feb 5, 2018 at 2:27 PM

----- Forwarded message -----

From: <shaul92@gmail.com>
Date: Wed, Jul 15, 2015 at 12:39 PM
Subject: Fwd: CUP 201200163
To: Leslie Richards <ladylaw@leslierichards.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: July 15, 2015 at 11:23:09 AM PDT
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>
Subject: CUP 201200163

Hello Shaul and Erez,

Please read the attached letter regarding your project. The original will be mailed to you, along with the other attachments. Please note that you will still need to make major changes to the project as noted in the letter. Your project as currently proposed is likely to trigger many requirements from Public Works, Public Health as well as other requirements from Fire and Parks and Recreation. The project will probably need an EIR, which will be a very difficult and costly process, unless it is scaled down significantly. You need to at least reduce your uses so that the required parking does not exceed the parking provided, but it will probably have to be reduced a lot more to meet all of the departmental requirements and avoid costly public improvement costs and costs related to the EIR and environmental review process. Before the project can move forward the fees highlighted in the letter must be paid and the plans need to be revised as noted in the letter so that we can forward the plans to the other departments for review. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

cup 32222

[Quoted text hidden]

2 attachments

 **R2012-02971_letter3.pdf**
285K

 **Parking_RCUP201200163.pdf**
64K



shaul yakovi <shaul92@gmail.com>

Project R2012-02971

13 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jun 14, 2016 at 10:19 AM

Hello Shaul,

I extended the due date for corrections to July 20, 2016. I received an email from Sami Maalouf last week that said he was going to provide updated drawings before the June 20 deadline. If possible, the drawings should be provided before June 20, or soon thereafter. However, since you think more time may be needed, and since I'll be on vacation between June 24 and July 10, I decided to provide an extension. I can schedule an appointment in July as you requested to submit the corrections. Let me know if Monday, July 18 at 1:00 pm is okay. If not, let me know another day and time when you can come in. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Jun 14, 2016 at 3:09 PM

Ok sound good
Thanks
Shaul

Sent from my iPhone
[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jul 19, 2016 at 11:33 AM

Hi Shaul,

I rescheduled the meeting for Wednesday, July 27 at 1:00 pm. Previously the meeting was set for July 18, although July 20 was the deadline, so that may have been the reason for the confusion (see below). I'll extend the deadline until at least July 27, and we will go over it next week in more detail at that time. Please confirm if that time works for you. Thanks.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jul 26, 2016 at 11:26 AM

Hi Shaul,

Based on our conversation today, I've rescheduled our meeting to next Wednesday, Aug. 3, at 1:00 pm. I hope you feel better soon.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Aug 2, 2016 at 9:27 AM

Hi Shaul,

I've rescheduled the meeting to Wednesday, August 10 at 1:00 pm based on our conversation today. Please confirm that this time will be okay. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Aug 10, 2016 at 4:51 PM

Hi Shaul,

Thank you for coming in today and for the revised plans. I've attached a copy of the 3/23/16 correction letter with notes based on the new information. I checked off items 1, 3, 10, 11 and 13, which have been completed. Item 12 was mostly completed, but we're still lacking the floor plans for the 3,500 sf guest units. I've also attached a spreadsheet with an updated parking analysis based on the revised plans. In this analysis, I eliminated 9 cabin units that were at least partly within the 30' setback area (see item 7 in letter). However, if you choose to relocate some of these units, you'll need to make sure they're reflected in the updated parking analysis. If a floor plan is done for the restaurant (Bldg 24) and a new occupant calculation is obtained from Building and Safety for it, then you're likely to be able to get a further reduction in the parking requirement. Based on the updated analysis, you're required to provide 409 parking spaces. The last site



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

- ✓ 1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
- ✓ 3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

Need to
show
parking

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
16. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
17. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
18. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
19. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
20. A soccer field is mentioned in the description but is not shown on the site plan. It should be

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

4/30/2021

Gmail - Project R2012-02971

plan showed 358 spaces, so it's still short on parking. You'll also still need at least 18 bike parking spaces (11 short term and 7 long term).

For reference, I've also attached a copy of the application form, which includes a project description. Please provide an updated project description with correct and current information. I've also included a link to the COC application form, which is required for parcel 54.

<http://planning.lacounty.gov/apps>

Let me know if you have any questions, or if you're ready to schedule an appointment to submit the revised plans, fees, etc. Thanks.

[Quoted text hidden]

3 attachments



IncompleteLetter4(updated8-10-16).pdf

142K



buildingsRCUP201200163_update_8-10-16.xlsx

21K



R2012-02971_app.pdf

1407K

shaul yakovi <shaul92@gmail.com>
To: Sami Maalouf <sami@midesigncorp.com>

Mon, Sep 19, 2016 at 6:41 AM

[Quoted text hidden]

3 attachments



IncompleteLetter4(updated8-10-16).pdf

142K



buildingsRCUP201200163_update_8-10-16.xlsx

21K



R2012-02971_app.pdf

1407K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>

Wed, May 24, 2017 at 4:30 PM


Good afternoon,

We had an appointment scheduled for today at 1:00 pm but you weren't here. I hope everything is okay. I just realized that the attachment I sent you on 8/10/16 where I sent a copy of the correction letter with some handwritten notes was missing some pages. I'm sending you a revised version with all pages. I also updated the fees for items 34 & 35, which have increased since the last letter. Let me know if you'd like to reschedule the appointment, and what day(s) and time(s) you'd prefer. Thanks.

[Quoted text hidden]

Incomplete_Letter4(Updated_5-24-17).pdf

Page 41 of 174

 259K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>

Tue, Nov 21, 2017 at 2:03 PM

Hello Shaul,

It was good to see you today. Let me know if you'd be able to meet in January to discuss the attached letter regarding your project. My suggested meeting time is Monday, January 8 at 2:00 pm. Please confirm if that time would be okay, or if you would prefer a different day and/or time. Thank you and I hope you have a good Thanksgiving.

[Quoted text hidden]

 **Incomplete_Letter4(Updated_5-24-17).pdf**
259K

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Nov 21, 2017 at 3:04 PM

Hello Richard
It was nice to see you today
Can we meet on jan 25 at 2

Thank you
Shaul Yakovi

Sent from my iPhone

[Quoted text hidden]

<Incomplete_Letter4(Updated_5-24-17).pdf>

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Nov 21, 2017 at 3:14 PM

Hello Shaul,

Yes, I've put you on the calendar for January 25 at 2:00 pm and will plan to see you then. I'll send a reminder closer to the meeting date. Thanks.

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Nov 21, 2017 at 3:25 PM

Ok thanks

Sent from my iPhone

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Jan 17, 2018 at 4:52 PM

4/30/2021

Gmail - Project R2012-02971

Hello Shaul,

Thanks for the site visit today. This is a reminder that our meeting time for Jan. 25 will be at 2:00 pm. I've attached the most recent correction letter. The fees that are required are items #34 and #35 in the letter. The current fee amounts are written in red pen on this page. The most important at this time are the fees for item #35, the CUP referral fees. These fees are currently \$362 for Fire, \$522 for DPR and \$621 for DPH. These fees need to be paid as soon as possible so we can continue processing the CUP. The other fees listed in item #34 are also important, but could be paid later. However, they need to be paid before we can process the Initial Study. We can discuss it further next week. Please look over the letter before our meeting and let me know if you have any questions about it. Thank you.

[Quoted text hidden]

**Incomplete_Letter4(Updated_5-24-17).pdf**

259K



shaul yacovi <shaul92@gmail.com>

Fwd: prints for shaul yacovi

3 messages

shaul yacovi <shaul92@gmail.com>

Tue, Feb 2, 2016 at 2:34 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Sent from my iPhone

Begin forwarded message:

From: Sami Maalouf <sami@midesigncorp.com>**Date:** January 29, 2016 at 11:16:28 AM PST**To:** Onsite Graphics <mail@onsitereprographics.com>, shaul yacovi <shaul92@gmail.com>**Subject:** prints for shaul yacovi

4 copies please thank you

Sami Maalouf, PE

MI Design, Inc.

818.881.1135 (Office)

818.402.4485 (Cell)

818.479.9690 (Fax)

www.midesigncorp.com

Planning o Design o Engineering

 Please consider the environment before printing this e-mail

This e-mail and any attachments may or may not contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately. Alternatively, you may want to delete or keep this e-mail, and retain or destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is perhaps a waste of time, irrelevant and bizarre.

**SITE PLAN JAN 2016.pdf**

735K

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Mar 23, 2016 at 4:09 PM

To: shaul yacovi <shaul92@gmail.com>

Hello Shaul,

Please read the attached letter based on the revised plans. Let me know if you have any questions. Thanks.

Richard Claghorn

4/30/2021

Exhibit 3-Emails from 4/28/09 to 10/8/20

Gmail - Fwd: prints for shaul yacovi

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

2 attachments

 **R2012-02971_letter4.pdf**
280K

 **buildingsRCUP201200163_update_2016.pdf**
66K

shaul yakovi <shaul92@gmail.com>
To: erez karni <karni69@gmail.com>

Fri, Mar 25, 2016 at 1:19 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

2 attachments

 **R2012-02971_letter4.pdf**
280K

 **buildingsRCUP201200163_update_2016.pdf**
66K

Gardens of Paradise (2016 update)

| number | building description | sq. ft. | occ. load | New/exist | Parcel | pkg. req. | pkg. ratio |
|--------|-----------------------------|---------|-----------|-----------|--------|-----------|---------------|
| 1 | storage | 2,000 | 7 | N | | 25 | 2.3 1/3 occ |
| 2 | kitchen | 2,000 | 10 | N | | 25 | 3.3 1/3 occ |
| 3 | (deleted) | | | | | | |
| 4 | restrooms | 400 | 0 | N | | 25 | 0 |
| 5 | pavilion canopy | 8,205 | 547 | E | 25-26 | | 182.3 1/3 occ |
| 6 | office | 1,914 | 19 | E | | 26 | 4.8 1/400 |
| 7 | restrooms | 735 | 0 | E | | 26 | 0 |
| 8 | kitchen | 1,000 | 5 | N | | 26 | 1.7 1/3 occ |
| 9 | storage | 2,000 | 8 | N | | 27 | 2.7 1/3 occ |
| 10 | restrooms | 735 | 0 | E | | 26 | 0 |
| 11 | reception dining /photo pad | 150 | 234 | N | | 27 | 78 1/3 occ |
| 12 | guest A | 3,500 | 18 | N | | 25 | 2 2/unit |
| | guest B | 3,500 | 18 | N | | 25 | 2 2/unit |
| | guest C | 3,500 | 18 | N | | 25 | 2 2/unit |
| | (deleted) | | | | | | |
| | guest D | 3,500 | 18 | N | | 26 | 2 2/unit |
| | guest E | 3,500 | 18 | N | | 26 | 2 2/unit |
| 13 | cabins 1-9 | 2,370 | 18 | N | | 25 | 9 1/unit |
| | cabins 10-19 | 2,633 | 20 | N | | 25 | 10 1/unit |
| | cabins 20-23 | 1,058 | 8 | N | | 25 | 4 1/unit |
| | cabins 24-30 | 1,845 | 14 | N | | 25 | 7 1/unit |
| | cabins 31-35 | 1,320 | 10 | N | | 25 | 5 1/unit |
| | cabins 36-38 | 795 | 6 | N | | 25 | 3 1/unit |
| 14 | guard shack | 47 | 1 | E | | 26 | 1 1/guard |
| 15 | storage | 2,400 | 8 | N | | 54 | 2.4 1/1000 |
| 16 | hair salon | 2,400 | 48 | N | | 54 | 9.6 1/250 |
| 17 | storage | 2,400 | 40 | N | | 54 | 2.4 1/1000 |
| 18 | nail salon | 2,400 | 48 | N | | 54 | 9.6 1/250 |
| 19 | spa | 2,400 | 48 | N | | 54 | 16 1/3 occ |
| 20 | spa | 2,400 | 48 | N | | 54 | 16 1/3 occ |
| 21 | storage | 1,000 | 4 | E | | 54 | 1 1/1000 |
| 22 | shower | 1,000 | 0 | N | | 54 | 0 |
| 23 | restrooms | 1,000 | 0 | N | | 54 | 0 |
| 24 | restaurant/storage | 2,000 | 134 | E | | 54 | 44.7 1/3 occ |
| 25 | shack | 48 | 1 | E | | 54 | 1 1/guard |
| 26 | 2-story house | 1,460 | 10 | E | | 54 | 2 2/unit |
| 27 | 2-story guest house | 1,400 | 7 | E | | 54 | 0 |
| 28 | caretaker mobile home | 1,200 | 6 | E | | 54 | 2 2/unit |
| 29 | shack | 200 | 1 | E | | 54 | 1 1/guard |
| | shack (by cabins) | 40 | | N | | 54 | 1 1/guard |
| 30 | restrooms | 500 | 0 | N | | 54 | 0 |
| 31 | spa | 1,500 | 30 | N | | 54 | 10 1/3 occ |
| 32 | cabins 39-40 | 533 | 4 | N | | 54 | 2 1/unit |
| | cabins 41-42 | 533 | 4 | N | | 54 | 2 1/unit |
| | cabins 43-46 | 1,058 | 8 | N | | 54 | 4 1/unit |

| | | | | |
|--------------------|--------|-------|-------|------------------|
| cabins 47-48 | 533 | 4 N | 54 | 2 1/unit |
| cabins 49-59 | 2,895 | 22 N | 54 | 11 1/unit |
| cabins 60-61 | 533 | 4 N | 54 | 2 1/unit |
| 33 spa | 1,500 | 30 N | 54 | 10 1/3 occ |
| 40 guard shack | 150 | 1 N | 54 | 1 1/guard |
| 42 laundry | 1,000 | 0 N | 54 | 0 |
| 44 snack bar | 531 | 14 N | 54 | 10 10 min. |
| subtotal | 81,718 | 1,521 | | 487 |
| other uses | | | | |
| pond | | E | 25-26 | 0 |
| tennis court 1 | | N | 27 | 2 2/court |
| tennis court 2 | | N | 27-28 | 2 2/court |
| basketball court 1 | | N | 28 | 3.33 1/3 players |
| basketball court 2 | | N | 28 | 3.33 1/3 players |
| pool 1 | | E | 54 | 0 |
| pool 2 | | E | 54 | 0 |
| pool 3 | | E | 54 | 0 |
| pool 4 | | E | 54 | 0 |
| Total | | | | 497 |

Total required 497
Total Provided 358

| Parking provided | parcel(s) | spaces |
|------------------------|-----------|--------|
| hillside parking lot | 25-26 | 167 |
| handicapped spaces | 26-27 | 8 |
| hillside parking lot 2 | 27-28 | 54 |
| creekside parking area | 26-28 | 115 |
| guest unit garages | 25-27 | 10 |
| Parcel 54 parking | 54 | 4 |
| | | 358 |

Building area breakdown

| | |
|-----------------------|--------|
| guest rooms/cabins | 33,603 |
| dance pavilion | 8,205 |
| residential | 4,060 |
| other commercial uses | 35,850 |
| total commercial uses | 44,055 |

| Bicycle parking | units | sf | short term | long term |
|-----------------|-------|--------|------------|-----------|
| guest rooms | 66 | 33,603 | 2.0 | 3.3 |
| commercial | | 44,055 | 8.8 | 3.7 |
| total | | | 10.8 | 7.0 |



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').

5. The proposed signs are shown within the ROW area. The sign locations must be relocated outside of the ROW.
6. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking information is incorrect, and most uses are not included. It lists 207 spaces provided, which is not accurate based on the current site plan. You don't need to have a complete parking summary on the site plan, but it should at least list the number of parking spaces provided and the number required. A detailed analysis can be included on a separate page. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. An updated parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 497. It could be reduced to 419 if the kitchen is eliminated next to the "photo pad". Further reductions would be possible if more changes are made. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
7. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
8. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.
9. The parking lot east of the tennis courts includes some parking spaces which have less than 26 feet of backup area, based on the updated site plan. Please revise to comply with the 26-foot backup space requirement.
10. There is a square south of the snack bar (building #44) on the site plan that is unidentified. It appears to be a possible structure. Please indicate whether this is a structure and identify what it represents.

ARCHITECTURAL PLANS

11. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
12. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but many were not. No floor plans for the 3,500 sf guest units were provided, or for the 1,500 sf spa buildings, 2,400 sf buildings, 1,000 sf buildings, 500 sf restrooms, 400 sf restrooms, etc. Plans must show the building dimensions and must be drawn to scale.
13. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
16. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
17. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
18. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
19. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
20. A soccer field is mentioned in the description but is not shown on the site plan. It should be

deleted from the description unless it is shown on the site plan.

21. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
22. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
23. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
24. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
25. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
26. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
27. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
28. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

29. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
30. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.
31. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
32. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,755.
33. A covenant to hold property as one parcel is required. A covenant was done for the north

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

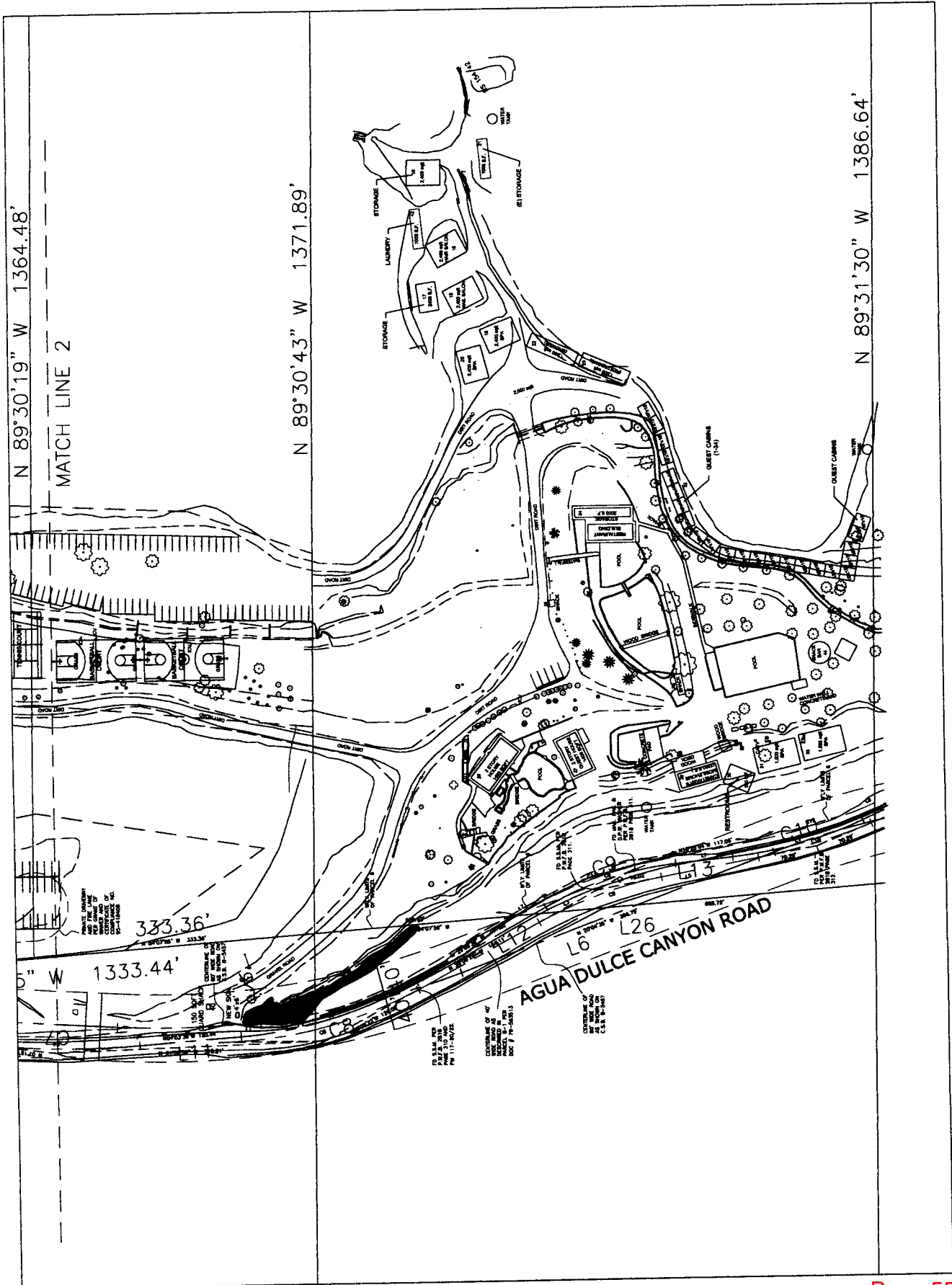
Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section



MI DESIGN
PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403
TEL: (818) 402-4485
FAX: (818) 479-9690
www.midesigncorp.com





shaul yakovi <shaul92@gmail.com>

Agua

1 message

shaul yakovi <shaul92@gmail.com>

Tue, Feb 2, 2016 at 1:24 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard
This shaul I am running 30 minutes late

Thanks
Shaul

Sent from my iPhone



shaul yakovi <shaul92@gmail.com>

32222 Agua dulce

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Oct 8, 2015 at 12:36 PM

To: "rclaghorn@planning.lacounty.gov" <rclaghorn@planning.lacounty.gov>

Hi Richard
We running late Can we be there at 3 3.30 please
Thanks shaul
213 923 5225

Sent from my iPhone

shaul92@gmail.com <shaul92@gmail.com>

Thu, Oct 8, 2015 at 1:14 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thanks will be there

Sent from my iPhone

> On Oct 8, 2015, at 1:05 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

> Hi Shaul,

>

> That should be okay. Thanks for the notice.

>

>

> Richard Claghorn
> Principal Regional Planning Assistant
> Zoning Permits North Section
> Department of Regional Planning
> 320 W. Temple Street, Room 1348
> Los Angeles, CA 90012
> Phone: 213-974-6443

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens inquiries

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Jun 11, 2015 at 7:32 PM

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>**Date:** June 11, 2015 at 3:57:57 PM PDT**To:** "shaul92@gmail.com" <shaul92@gmail.com>**Subject:** Ben & Reef Gardens inquiries

Hello Shaul,

As I mentioned on the phone earlier, Robert Stenson of Equassure came into our office on March 4, 2015, inquired about your property, and gave me his business card. His phone # is 310-335-9350 and email is rstenson@equassure.com . I was later contacted on March 31 via email by David Rosenthal, who also asked about your property. I also spoke with him over the phone. His contact information is listed below:

David Rosenthal

Rosenthal Land Advocates, Inc.

Office: 949-943-3926

Cell: 949-943-2926

david@rosenthallandadvocates.com

Lic. 01173980

P.O. Box 50844, Irvine, CA 92619

[Click Here To See What People Are Saying About Us!](#)**Richard Claghorn**

Principal Regional Planning Assistant

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street, Room 1348

Los Angeles, CA 90012

Phone: 213-974-6443

4/30/2021

Gmail - Fwd: Ben & Reef Gardens inquiries

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Jun 18, 2015 at 5:26 PM

Hello Shaul,

I think it will be better for you to bring in the revised plans, referral fees, and the other information requested in the May 12, 2015 letter to our office rather than at a visit to the property in Agua Dulce. I still want to visit the site again, but it probably won't be in July as we had discussed last week. Let me know if you would like to submit the revisions on July 7 as we talked about, or if you would like to do it another day. You can choose another day to submit, but it needs to be before the August 12 deadline. Let me know your preferred day and time and I will confirm if I'm available. Thanks.

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

cup violation

1 message

shaul yakovi <shaul92@gmail.com>

To: Rachel Milman <rachelsmilman@gmail.com>

Cc: joesafran@yahoo.com

Sun, Dec 14, 2014 at 7:48 PM



RCUP201200163letter.pdf

279K



shaul yakovi <shaul92@gmail.com>

Fwd: ben and reef garden Ronit

1 message

shaul yakovi <shaul92@gmail.com>
To: joesafran@yahoo.com

Wed, Nov 19, 2014 at 11:02 AM

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>
Date: Thu, Dec 18, 2008 at 2:19 PM
Subject: ben and reef garden Ronit
To: LDPorterfield@comerica.com

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Thu, Dec 18, 2008 at 10:15 AM
Subject: FW: 32222 Agua Dulce Canyon Rd.
To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard
Sent: Thursday, December 18, 2008 10:10 AM
To: 'rbagby@dpw.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'
Cc: Gomez, Oscar; Paidar, Nooshin
Subject: 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

4/30/2021

Gmail - Fwd: ben and reef garden Ronit

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212 -004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens

1 message

shaul yakovi <shaul92@gmail.com>

Wed, Nov 19, 2014 at 10:01 AM

To: joesafran@yahoo.com

----- Forwarded message -----

From: Erez Karni <karnier@gmail.com>

Date: Thu, Jun 6, 2013 at 11:07 AM

Subject: Ben & Reef Gardens

To: Bemitnick@comerica.com

Dear Barry,

Per our last phone conversation we are hereby sending you some of the paperwork that reflect the L.A. County demands to finalize our site plan application for the dance pavilion.

As you can see on the letters the county requires the handicap pavement, pavement of the lower parking, grading/constructing (the upper parking area) which includes retaining walls etc.

Other than that we have to finish all fire department requests and building and safety to approve the structures.

Please let us know asap how we can proceed with obtaining a loan against the Van Nuys properties. Like we have discussed before.

We see no other options at this time the place is 90% completed. And our deadline is August 24, 2013.

Please attachment below.

Best regards,

Erez Karni and Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov> 12/11/12

to me, shaul, Mark

Hello,

I just wanted to send you a reminder about the approaching Zone Change and plan implementation. The effective date is December 27, 2012. That means that you must submit a complete application before then to be able to take advantage of the exemption for complete applications filed before the deadline.

A letter was sent dated Nov. 15 on this matter (see attached).

Basically, you'll need to submit an amendment to the site plan showing only the parking spaces you intend to develop by the time the plot plan expires on August 24, 2013. The amendment must be submitted by Dec. 26. Otherwise, you'll be expected to provide all the parking shown on the previous approval. The plot plan must be used by the Aug. 24 deadline, meaning that all the necessary permits must be secured by that date and you must begin work to effectuate the permits by that date, and the permits must remain active until the project is completed. Even if you use the permit by Aug. 24 and complete the required parking and legalize the structures, there will be a 5 year amortization period. Signage may also be included as part of the amendment.

4/30/2021

Gmail - Fwd: Ben & Reef Gardens

It is also recommended that you file a CUP before the effective date as we discussed before. You should schedule a filing appointment as soon as possible if you wish to avoid the more restrictive requirements that take effect on Dec. 27. A CUP would give you potentially a much longer time horizon to continue the use and more flexibility in what you're allowed to do on the property, so it appears this would be your best option at this time. Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

 **3848001319452.DOCUMENT.PDF**
121K



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 10, 2012

NOTICE OF VIOLATION

Ben and Reef Gardens Inc
Attn: Ronit Waizgen, President
5837 Donna Avenue
Tarzana, CA 91356

RFS No: 12-0025596/EF084570

Dear Property Owner/Tenant:

An inspection was conducted at Assessor's Parcel Number 3212-007-026 located in Agua Dulce and it disclosed the following violation(s):

1. Several unpermitted structures (offices and restrooms) are being maintained on the premises without complying with approved plot plan no. 200900080 and without meeting development standards - 22.40.010, 22.40.020, 22.40.180, 22.40.190 and 22.40.230

This is not a permitted use in zone R-R and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Be advised that the subject property will be rezoned to A-1 (Light Agricultural Zone) and an outdoor dance pavilion is not a permitted use in zone A-1. You must obtain all required permits and approval and bring the property into compliance prior to the effective date of the new zone. Additionally, Plot Plan no. 200900080 expired on 8/24/2012.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at Assessor's Parcel Number 3212-007-026 located in Agua Dulce may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$691.00 and the imposition of further administrative and collection fees totaling approximately \$2,419.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Amir Bashir**, please call 661-222-2940 or 213-974-6455 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 10, 2012

NOTICE OF VIOLATION

Ben and Reef Gardens Inc
Ronit Waizgen, President
5837 Donna Avenue
Tarzana, CA 91356

RFS No: 12-0025593/EF084571

Dear Property Owner/Tenant:

An inspection was conducted at Assessor's Parcel Number 3212-007-025 and it disclosed the following violation(s):

1. **An outdoor dance pavilion (tent structure) is being maintained on the premises without complying with approved plot plan no. 200900080 and without meeting development standards – 22.40.010, 22.40.020, 22.40.180, 22.40.190 and 22.40.230**

This is not a permitted use in zone R-R and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Be advised that the subject property will be rezoned to A-1 (Light Agricultural Zone) and an outdoor dance pavilion is not a permitted use in zone A-1. You must obtain all required permits and approval and bring the property into compliance prior to the effective date of the new zone. Additionally, Plot Plan no. 200900080 expired on 8/24/2012.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at Assessor's Parcel Number 3212-007-025 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$691.00 and the imposition of further administrative and collection fees totaling approximately \$2,419.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Amir Bashir**, please call 661-222-2940 or 213-974-6455 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director


Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North



shaul yakovi <shaul92@gmail.com>

Agua

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Wed, May 28, 2014 at 11:19 AM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hi Richard

We like to change t date to end of next week if is possible

Thanks

Shaul

Sent from my iPhone

shaul92@gmail.com <shaul92@gmail.com>

Thu, May 29, 2014 at 1:27 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Can we schedule after the 16 of the month please

Sent from my iPhone

> On May 28, 2014, at 1:52 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

> Hi Shaul,

>

> Let me know if either of these times would be okay for you:

>

> Wednesday, June 4 at 2:00 pm

> Thursday, June 5 at 10:00 am

>

> If neither of those times works, we can try for the following week. Thanks.

>

>

> Richard Claghorn

> Principal Regional Planning Assistant

> Zoning Permits North Section

> Department of Regional Planning

> 320 W. Temple Street, Room 1348

> Los Angeles, CA 90012

> Phone: 213-974-6443

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Re: Appointment

2 messages

shaul92@gmail.com <shaul92@gmail.com>

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 5, 2014 at 10:53 AM

Can we have t date change. To next week please
Thanks
Shaul

Sent from my iPhone

On Jan 29, 2014, at 2:00 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul and Erez,

I've just rescheduled our meeting to next Wednesday at 2:00 pm. It will be Feb. 5 (I think I said Feb. 3 on the phone, but the correct date is the 5th). Let me know if you need to reschedule. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

shaul92@gmail.com <shaul92@gmail.com>

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 5, 2014 at 3:18 PM

Ok thanks

Sent from my iPhone

On Feb 5, 2014, at 11:08 AM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Yes. Can you can come in on Thursday, Feb. 13 at 2:00 pm? Thanks.

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Re: Appointment

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jan 21, 2014 at 3:47 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Can u call me to change t date and time please

Thanks
Shaul

Sent from my iPhone

On Jan 16, 2014, at 1:59 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul,

I told you on the phone that we would be able to meet on Wednesday, Jan. 22 at 2 pm. However, I just realized I already have another appointment for that time. I forgot to write the other appointment on my calendar so I had forgotten about it. I'm sorry for the mistake. Let me know if it would be okay to move your appointment to 3:00 pm on Jan. 22. If not, let me know of another day and time that would be better. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443



shaul yakovi <shaul92@gmail.com>

Fwd: RCUP 201200163

1 message

shaul yakovi <shaul92@gmail.com>
To: mike@lewisandco.net

Mon, Jun 17, 2013 at 2:27 PM

----- Forwarded message -----

From: **Richard Claghorn** <rclaghorn@planning.lacounty.gov>
Date: Thu, Jun 13, 2013 at 10:39 AM
Subject: RCUP 201200163
To: "shaul92@gmail.com" <shaul92@gmail.com>, "karni69@gmail.com" <karni69@gmail.com>

Hello Shaul and Erez,

Please read the attached letter concerning your CUP application. Let me know if you have any questions. The original letter and the attachments will be mailed to you. We'll need to schedule a meeting time to go over these issues. Let me know what your availability is. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

 **RCUP201200163letter.pdf**
279K



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 13, 2013

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. Please address the following items and submit the necessary additional items:

1. One (1) copy of the land use map (**folded**). Land uses within a 500 foot radius of the project site must be shown. The land use map must depict the land uses that currently exist within 500 feet of the property. See item 12 on the Zoning Permits checklist for details.
2. One (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
3. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. More photos are needed to provide a complete picture of existing site conditions.
4. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. Guest houses 12D, 12E, and 12F are located within a recorded private driveway. See the Assessor's map for the driveway location. Structures are not allowed within this private driveway-fire lane easement. The structures must be removed or relocated.
5. The structures being called "guest houses" on the plans don't meet the county guest house requirements. Guest houses are intended as non-rental structures accessory to single-family residences, are limited to one per property, and are not allowed to have kitchen facilities. The proposed structures don't fit the guest house definition, but you'll need to clarify how these structures are intended to be used in a detailed project description.
6. Two sets of elevation plans of the houses were provided. One of them shows a 2,400 square foot house size and the other says the house size is 3,500 square feet. None of the houses shown on the site plan are 2,400 square feet. Please indicate whether any 2,400 square foot houses are proposed. There are six 2,400 square foot structures shown on the

site plan, but they are not houses. Also, the 2,400 square foot structures on the site plan appear to be 30' x 40' on size, apparently with two stories. The 2,400 square foot house on the elevation plan appears to be approximately 42' x 74', so it's not clear what this drawing represents.

7. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
8. Please provide floor plans and elevation plans for all buildings. Some were provided, but most were not. Plans must show the building dimensions and must be drawn to scale.
9. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.
10. The elevation plans and floor plans were provided for the cabins. They are shown with a 15' width on the front and 18' on the sides. On the site plan, most of the cabins are oriented with an 18' width at the front and 15' on the sides. Since each cabin is 14' wide inside with 6" walls on each side according to the floor plan, the 9-cabin structure at the northwest part of parcel 25 should be 18' x 131' in size (14' x 9' = 126', plus 5 additional feet for the walls). Instead the structure scales out to approximately 15' x 162'. The 10-cabin structure next to it has dimensions of 18' x 145'-6" on the floor plan. However, on the site plan, this same structure appears to be 15' x 180'. Most of the other cabin structures have the same problem on the site plan. If the cabins are to be oriented with an 18' width for each cabin at the front, then the floor plan and elevation plans need to be revised so that they are consistent with the site plan. If they will be oriented in different directions, then this needs to be clarified. It is important that the buildings be depicted accurately on all the plans to avoid problems during and after the processing of the case.
11. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Please provide a survey or other evidence to show the area of the parcels is in fact 94 acres, or revise the project description with the correct lot size.
12. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that has not yet been started, and which is still proposed. It doesn't appear a grading permit for this work will be issued prior to the site plan expiration on August 24, 2013. Since this parking area is still proposed, and since it also appears much other grading is needed, a grading plan is needed that shows all of the proposed grading. The banquet hall (building 9) is located on sloping terrain, as are the guest cabins and many of the other proposed structures and the basketball and tennis courts, and it appears grading will be needed for these. If a soccer field is included that will also require significant grading. You'll need to provide a detailed grading plan to depict all of the grading involved in the project, and include this information in the revised project description. Please provide the total amount of cut and fill (in cubic yards) as well as indicating the total square footage of the areas to be graded.
13. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. However, it appears a number of buildings and other improvements are located in the flood zone, including the banquet hall (#3), restrooms (#4), dining pad (#11), tennis and basketball courts, spa (#31 & #33), restroom (#35), office (#36), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be removed or relocated.

14. The application form lists the city for the project location mailing address as Santa Clarita, but the Assessor's records show it as Agua Dulce.
15. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities are existing or proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
16. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
17. A soccer field is mentioned in the description but is not shown on the site plan.
18. The description mentions swimming pools and fishing ponds. Four pools are shown and one pond, but it's not clear which ones are for fishing and which are for swimming. Please label them.
19. Include the existing and proposed floor plans for the restaurant structure (previously a snack bar) and clearly show any alterations being proposed for the building, and for any other existing structures being altered.
20. The project description says 42 buildings would be constructed or rehabilitated. The actual number of structures is considerably higher, as it appears there are actually 62 structures based on the site plan. The guest cabins on parcel 25 are counted as one structure, even though they are shown as six separate buildings. The "guest houses" also need to be counted as separate individual buildings. The guest cabins on parcels 52 & 54 are also counted as a single building even though they are depicted as 9 different structures. The RV parking (#39) does not appear to be a building and shouldn't be counted as a building. The occupant load list shows guard shacks numbered as #40 & 41. However, on the site plan there is no building #41 and two with the #40. The dining pad (#11) does not appear to be a building, but the kitchen adjacent to it appears to be a building. Please include plans for this kitchen building along with all other buildings on the site that are proposed or will have any proposed work to be done on them.
21. Guard shack #40 west of parcels 54 and 28 is in the public right of way, and so is part of the gate. They may not be located within the public right of way or any future dedication area. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').
22. Guard shack #40 on parcel 12 should be repositioned so that it is outside of the driveway or it should be in the middle of the driveway with evenly spaced lanes on each side. It also should be parallel with the direction of the driveway instead of being skewed at an angle.
23. The proposed signs are shown within the public right of way area. The sign locations should be revised to match the locations approved under the amendment to RPP 200900080 approved on 2/19/13.
24. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location and include a sign plan.
25. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. If the winery is to be included, it needs to be included on the site plan and included in the detailed project description.
26. Please indicate whether or not massage services will be performed by technicians or

- therapists holding licenses from the California Massage Therapy Council (CAMTC).
27. The mobile home (#30) should be labeled as caretaker's mobile home on the site plan.
 28. Label all buildings as (E) existing or (P) proposed on the site plan. If it is existing but remodeling is proposed, then label it (E/R) existing/remodel. If an addition is proposed, label it (E/A) existing/addition.
 29. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking is incorrect, and most uses are not included. It lists 393 spaces provided, which appears to be accurate based on the site plan. However, the project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. The largest single parking lot has 167 spaces. The 393 total spaces shown are far short of what is required. A preliminary parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this preliminary analysis, is 845. It could be reduced if changes or corrections are made, but the number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a similar parking matrix incorporating any changes or corrections made to the project.
 30. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 106,621 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 31. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 32. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins).
 33. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
 34. A Certificate of Compliance (COC) is required for APN 3212-008-051, -052 & -054 and APN 3212-004-012 because new buildings are proposed on those parcels and there was no previous tract or parcel map creating the parcels. A single COC could be filed on all four of these parcels, or a separate one could be filed on each. A copy of the application form is attached.
 35. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
 36. This project is subject to the Rural Outdoor Lighting District Ordinance (Dark Skies). See the attached handout for a summary of the requirements. You can read more details about it on our website at this link:
http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting-overview.pdf
 37. This project is subject to the Green Building, Drought Tolerant Landscaping, and Low Impact Development (LID) ordinance requirements. Please read the attached handouts for a summary of these requirements. Please comply with these requirements and provide the following additional information:
 - a. Show the amount of existing and proposed impervious surfaces on each of the 8 parcels related to the project, in square feet. The application form lists an approximate impervious area total of 200,000 square feet, but a detailed breakdown is needed that shows how the total impervious area is calculated for both before and after the project.
 - b. Also include a landscape plan and show how much area will be devoted to drought-tolerant landscaping and non-drought-tolerant landscaping for each parcel, in square feet.
 - c. Please show at least three new 15-gallon trees for every 10,000 square feet of

developed area. At least 65% of the trees need to be from the drought-tolerant list. Existing trees that are 6 inches or more in diameter may be counted toward this total. See the following link for the drought tolerant list and Green ordinance details:

<http://planning.lacounty.gov/green>

38. One of the drought-tolerant requirements restricts the lawn area to a maximum of 5,000 square feet. Pursuant to Section 22.52.2270, the Director of the Department, without notice or a hearing, may grant a modification to the landscaping requirements of this Part 21 under the following circumstances:

1. When a project's topographic features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or
2. When the nature of a large scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

Please provide a burden of proof statement supporting the above findings to request a modification to the 5,000 square foot limit on lawn area. Please note that this procedure applies only to the requirements from the drought-tolerant ordinance (Part 21), which does not include the tree planting requirement listed in 37c above.

39. The site plan identifies an area for 55 RV parking spaces. However, it does not depict the individual spaces. Please show the RV spaces on the plan.
40. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,115 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fees, including \$987 for Public Works and \$416 for Parks and Recreation. The \$310 you've paid for the Environmental Assessment will be deducted from the \$3,022 Initial Study (Negative Declaration) fee, for a balance of \$2,712 (\$2,712 + \$987 + \$416 = \$4,115). The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review.
41. The pending Zoning Enforcement case must be resolved prior to scheduling of a public hearing for the case.
42. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 8 parcels) at any one time, including employees and all other persons.

A One-Stop Counseling meeting is recommended for this project due to its size and complexity and the numerous agencies involved. This is a meeting held each month at Department of Public Works (DPW) headquarters in Alhambra where the applicants can meet with multiple County agencies with regards to proposed projects to help applicants better understand the requirements of each agency. It will help to better coordinate the project and help resolve issues. The fees for the One-Stop are \$253.25 for DPW, \$84 for Fire, and \$129 for Public Health. The \$328 Regional Planning fee will be waived since you've filed a pending CUP already. The total fees for the One-Stop are \$466.25 if all the agencies attend. Although the One-Stop is not required, it is strongly recommended for this project. A copy of the One-Stop application form is attached for reference.

A separate meeting with Regional Planning will also probably be necessary to help address the issues and requirements mentioned in this letter.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

ST:RC

4/30/2021

Gmail - Fwd: Official written correspondence from County Engineer re: parking lot surface material at your project site



shaul yakovi <shaul92@gmail.com>

Fwd: Official written correspondence from County Engineer re: parking lot surface material at your project site

1 message

shaul yakovi <shaul92@gmail.com>
To: erez kami <kami69@gmail.com>

Mon, Jun 3, 2013 at 10:24 PM

----- Forwarded message -----

From: **Mark Herwick** <mherwick@planning.lacounty.gov>

Date: Tue, Dec 18, 2012 at 1:58 PM

Subject: Official written correspondence from County Engineer re: parking lot surface material at your project site

To: "karnier@gmail.com" <karnier@gmail.com>, shaul yakovi <shaul92@gmail.com>

Cc: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Good to meet with you today and I'm glad that you are submitting a CUP for your project before the Dec. 27, 2012 effective date of OVOV. As we have discussed at previous meetings, the most recent being Nov. 8, 2012 when your counsel and County Counsel were present, the parking areas in your project must be paved according to Title 22 standards (concrete or asphalt) or in a manner deemed acceptable by the County Engineer. At the Nov. 8 meeting we agreed that an official written letter from Public Works (aka County Engineer) indicating that the alternative paving material you are using is acceptable would be necessary.

When we informally met today in the DRP lobby you indicated that you have the letter—it is crucial that it is provided at the time of your CUP application scheduled for 2:30pm tomorrow, Dec. 19.

Also, regarding the conversation Richard and I had with you regarding your existing site plan—1) it should be amended showing only the parking required for the project, and 2) include a sign plan.

Thank you,

-Mark

Mark Herwick, AICP

Supervising Regional Planner

(213) 974-6470



shaul yakovi <shaul92@gmail.com>

Re: signs

1 message

shaul yakovi <shaul92@gmail.com>

Fri, Feb 15, 2013 at 2:21 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard

you can remove the banquet from the sign also u can point the sign on 054 on the 028 please i think we point that on the 028 on the hill

please approved the site plan

Thank You
Shaul

On Wed, Feb 13, 2013 at 4:30 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello,

The new location for the sign on parcel -026 is acceptable. However, the south sign location is not. The arrow is pointing to a location in the middle of the private driveway. Even if it was moved outside of the driveway it would still be on parcel 3212-008-0054. Because it is on parcel 3212-008-054, and since that parcel was not part of the approved site plan for RPP 200900080, we can't approve the signage on that parcel through this submittal. You could ask to relocate it further up the driveway if it is relocated completely on parcel 54. You'll also need to respond to item 3 in the correction letter by submitting revised sign plans with the words "Banquet Hall" removed. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

From: Richard Claghorn
Sent: Monday, December 31, 2012 10:22 AM
To: 'shaul yakovi'; 'kamier@gmail.com'
Subject: signs

Hello,

4/30/2021

Gmail - Re: signs

Please read the attached letter regarding the signs for RPP 200900080. Let me know if you have any questions.
Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Canyon

5 messages

Miller, Mitch <MMILLER@dpw.lacounty.gov>

Wed, Dec 19, 2012 at 3:04 PM

To: Mark Child <mchild@planning.lacounty.gov>

Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

Mark,

The owners of the site requested that I contact you regarding any concerns that Public Works may have with the use of a CAB surface for parking areas

We have no concerns with the use of a fine crushed aggregate base used for the surface material in the parking areas. However handicap areas must generally be paved to meet ADA compliance.

Thanks and call me if you have any questions.

Mitch Miller

Senior Civil Engineer

Building and Safety Division

Los Angeles County Department of Public Works

(626) 458-6390 Fax (626) 458-6350

mmiller@dpw.lacounty.gov

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:52 AM

To: Erez Karni <karni69@gmail.com>

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:52 AM

To: Richard clag <rclaghorn@planning.lacounty.gov>

----- Forwarded message -----

From: **Miller, Mitch** <MMILLER@dpw.lacounty.gov>

Date: Wed, Dec 19, 2012 at 3:04 PM

Subject: 32222 Agua Dulce Canyon

To: Mark Child <mchild@planning.lacounty.gov>

Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>,

"sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:57 AM

To: mherwick@planning.lacounty.gov

----- Forwarded message -----

From: **Miller, Mitch** <MMILLER@dpw.lacounty.gov>
Date: Wed, Dec 19, 2012 at 3:04 PM
Subject: 32222 Agua Dulce Canyon
To: Mark Child <mchild@planning.lacounty.gov>
Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

[Quoted text hidden]

Mark Child <mchild@planning.lacounty.gov> Thu, Dec 20, 2012 at 2:09 PM
To: "Miller, Mitch" <MMILLER@dpw.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>
Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

Hi Mitch,

Thanks very much for letting us know.

Mark

From: Miller, Mitch [mailto:MMILLER@dpw.lacounty.gov]
Sent: Wednesday, December 19, 2012 3:05 PM
To: Mark Child
Cc: 'carni69@gmail.com'; 'shaul92@gmail.com'; 'sgmaalouf@gmail.com'
Subject: 32222 Agua Dulce Canyon

Mark,

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Time extension

1 message


Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Mon, Oct 15, 2012 at 2:47 PM

Hello Shaul,

Here is the time extension letter for RPP 200900080.

Richard Claghorn
Land Development Coordinating Center
Department of Regional Planning
rclaghorn@planning.lacounty.gov
Office: 213-974-6278

 **0229_001.pdf**
59K



**Los Angeles County
Department of Regional Planning**

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 16, 2012

Shaul Yakovi
5837 Donna Avenue
Tarzana, CA 91356

Subject: Plot Plan RPP 200900080 Time Extension
Location: 32222 Agua Dulce Canyon Rd.

Dear Mr. Chen,

Plot Plan RPP 200900080 was approved on August 24, 2010 for an outdoor dance pavilion, accessory structures, parking and landscaping. This approval was valid for two years from the date of approval and the original approval was to expire August 24, 2012. You filed a request for a time extension of the expiration date on October 9, 2012.

A one year time extension for Plot Plan RPP 200900080 is hereby approved. The new expiration date is August 24, 2013. No further extensions are permitted per Zoning Code section 22.56.1740. If more time is needed to secure building permits, then a new approval is required. No modifications to the original approved plans have been submitted or approved.

If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning



shaul yakovi <shaul92@gmail.com>

One-stop for 32222 Agua Dulce Canyon Rd.

4 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Oct 10, 2012 at 4:31 PM

To: shaul yakovi <shaul92@gmail.com>

Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

Hello Shaul,

Yesterday you indicated you are planning to file a CUP for the property at 32222 Agua Dulce Canyon Rd. soon. You will need a CUP for the caretaker's residence. You also need to clearly specify what other uses and which parcels will be included in the CUP. The CUP will be processed by Zoning Permits North Section. It would be helpful to meet with them, along with Zoning Enforcement, LDCC and possibly Community Studies North prior to filing to discuss how your project will be impacted by the Zone Change and plan changes, and to find out about the CUP process and requirements. We have a service called a one-stop meeting that will facilitate coordination for a proposed CUP or other discretionary permit. You may also request to have other departments present for the one-stop meeting. Below is a summary of the process, which may include up to 4 one-stop meetings before and during the CUP process.

One-stop

- i. Pre-application – more detailed counter-level information.
- ii. Conceptual review – concept level feedback on project feasibility and potential issues.
- iii. Post-application – review detailed project and address real issues and redesign, etc.
- iv. Pre-hearing conference – Meet with you before the hearing, go over staff recommendation, etc.

The fee for the one-stop (\$322) can be applied to the application cost if you file within one year.

If you would like to meet with other departments, additional fees will be assessed: Health (\$129), Fire (\$84), DPW (\$250) or Parks (\$0).

Let me know if you'd like to schedule a pre-application one-stop. You can schedule it by contacting Susan Tae, the section head of Zoning permits North. If you have any other questions, please let me know. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

shaul yakovi <shaul92@gmail.com>
 To: erez kami <kamier@gmail.com>
 Cc: mike@lewisandco.net

Wed, Oct 10, 2012 at 5:08 PM

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
 To: craig@pagelawyers.com

Thu, Oct 11, 2012 at 6:50 AM

----- Forwarded message -----

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
 Date: Wed, Oct 10, 2012 at 4:31 PM
 Subject: One-stop for 32222 Agua Dulce Canyon Rd.
 To: shaul yakovi <shaul92@gmail.com>
 Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
 To: shaul92@gmail.com

Thu, Oct 11, 2012 at 6:50 AM

Delivery to the following recipient failed permanently:

craig@pagelawyers.com

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the recipient domain. We recommend contacting the other email provider for further information about the cause of this error. The error that the other server returned was: 550 550 #5.1.0 Address rejected. (state 13).

----- Original message -----

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 HWJw==

MIME-Version: 1.0

Received: by 10.229.77.227 with SMTP id h35mr404876qck.47.1349963450059; Thu,
 11 Oct 2012 06:50:50 -0700 (PDT)

Received: by 10.49.82.46 with HTTP; Thu, 11 Oct 2012 06:50:49 -0700 (PDT)

In-Reply-To: <37ABACD303581640AEE6C89ACB51C7FB0BADA4A4@ITSSDOWEXMB08.HOSTED.LAC.COM>

References: <37ABACD303581640AEE6C89ACB51C7FB0BADA4A4@ITSSDOWEXMB08.HOSTED.LAC.COM>

Date: Thu, 11 Oct 2012 06:50:49 -0700

Message-ID: <CACZtKR8FZLOot4hoJkraSWi1nvS6V3QkRPGzksVha8yzqQZPGg@mail.gmail.com>

Subject: Fwd: One-stop for 32222 Agua Dulce Canyon Rd.

From: shaul yakovi <shaul92@gmail.com>

To: craig@pagelawyers.com

Content-Type: multipart/alternative; boundary=002354333a92e68c1804cbc8db37

----- Forwarded message -----

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
 Date: Wed, Oct 10, 2012 at 4:31 PM
 Subject: One-stop for 32222 Agua Dulce Canyon Rd.
 To: shaul yakovi <shaul92@gmail.com>
 Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

Hello Shaul, ****

** **

Yesterday you indicated you are planning to file a CUP for the property at 32222 Agua Dulce Canyon Rd. soon. You will need a CUP for the caretaker's residence. You also need to clearly specify what other uses and which parcels will be included in the CUP. The CUP will be processed by Zoning Permits North Section. It would be helpful to meet with them, along with Zoning Enforcement, LDCC and possibly Community Studies North prior to filing to discuss how your project will be impacted by the Zone Change and plan changes, and to find out about the CUP process and requirements. We have a service called a one-stop meeting that will facilitate coordination for a proposed CUP or other discretionary permit. You may also request to have other departments present for the one-stop meeting. Below is a summary of the process, which may include up to 4 one-stop meetings before and during the CUP process. ****

** **

One-stop

- i. Pre-application – more detailed counter-level information. ****
- ii. Conceptual review – concept level feedback on project feasibility and potential issues. ****
- iii. Post-application – review detailed project and address real issues and redesign, etc. ****
- iv. Pre-hearing conference – Meet with you before the hearing, go over staff recommendation, etc. ****

** **

The fee for the one-stop (\$322) can be applied to the application cost if you file within one year. ****

** **

If you would like to meet with other departments, additional fees will be assessed: Health (\$129), Fire (\$84), DPW (\$250) or Parks (\$0). ****

** **

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

ben& reef gardens

3 messages

shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 11:16 AM

To: rclaghorn@planning.lacounty.gov

Hello Richard

this is shaul we have a problem with your site plan approval can you call us as soon as possible to Erez at 818-674-0804

Thanks
Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Aug 30, 2012 at 5:33 PM

To: shaul yakovi <shaul92@gmail.com>

Hello Shaul,

I spoke with Oscar today about your case. How soon are you planning to begin the grading for the parking lots shown on your approved site plan? How long do you anticipate it will take you to complete the new parking areas? Unless you are planning to begin work on the parking areas soon, it sounds like you'll probably need to file an amendment to your plot plan, which would require 3 sets of revised plans, showing your actual parking layout, an application form and \$488 fee. The plans would need to show the parking that is actually available on the site, and if you are adding more parking later you should show it as a second phase and indicate the expected timeframe when you expect to add the later phase.

Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 9:42 PM

To: Erez Karni <karni69@gmail.com>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

ben& reef gardens

3 messages

shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 11:16 AM

To: rclaghorn@planning.lacounty.gov

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this is shaul we have a problem with your site plan approval can you call us as soon as possible to Erez at 818-674-0804

Thanks
Shaul Yakovi

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Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 9:42 PM

To: Erez Karni <karni69@gmail.com>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Re: RPP 200900080

1 message

Shaul92 <shaul92@gmail.com>

Tue, Aug 24, 2010 at 3:57 PM

To: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>

Thank you

"Claghorn, Richard" <rclaghorn@planning.lacounty.gov> wrote:

>Hi Shaul,

>

>

>

>Your plans are ready for pick up. You can come in today before 5:30 or

>tomorrow from 8:30 to 5:30 to pick them up. Thanks.

>

>

>

>Richard Claghorn

>

>

>



shaul yakovi <shaul92@gmail.com>

RPP 200900080

2 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul92@gmail.com

Wed, Aug 18, 2010 at 3:01 PM

Hello Shaul,

As I was reviewing the revised landscape information you submitted today I noticed the pervious/impervious/turf/drought tolerant vegetation figures were not shown on the new plans. This information is required, so it needs to be updated. The other change that I noticed was a reduction in the area for the California Poppy under ground cover plants. This isn't really a problem, but it wasn't necessary to reduce it since it is considered a drought tolerant plant. Please revise to include the correct information on the plans for the pervious and impervious areas, turf areas, drought tolerant landscape areas, etc. Let me know if you have any questions. Thanks.

Richard Claghorn

shaul yakovi <shaul92@gmail.com>
To: ANGELAMGOMEZ@sbcglobal.net

Wed, Aug 18, 2010 at 7:04 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

covenant

4 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul92@gmail.com

Thu, Aug 5, 2010 at 3:01 PM

Hello Shaul,

Here is the covenant for the storage building that we discussed. For the legal description, attach a copy of the legal description for the four parcels (lots 25-28). Thanks.

Richard Claghorn

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

shaul yakovi <shaul92@gmail.com>
To: karnier@gmail.com

Fri, Aug 6, 2010 at 6:34 PM

[Quoted text hidden]

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

shaul yakovi <shaul92@gmail.com>
To: Zack Karni <zack@mcycorp.com>

Wed, Aug 18, 2010 at 10:05 AM

[Quoted text hidden]

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

Zack Karni <zack@mcycorp.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Aug 18, 2010 at 10:30 AM

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, August 18, 2010 10:05 AM
To: Zack Karni
Subject: Fwd: covenant

[Quoted text hidden]

4/29/2021

Gmail - covenant



CANONB037EB_EXCHANGE_08052010-120510.PDF

173K



shaul yakovi <shaul92@gmail.com>

Fw: refreshment stand

1 message

shaul92@gmail.com <shaul92@gmail.com>

Thu, Jul 29, 2010 at 8:08 PM

Reply-To: shaul92@gmail.com

To: karnier@gmail.com

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Thu, 29 Jul 2010 17:45:05 -0700**To:** <shaul92@gmail.com>**Subject:** refreshment stand

Shaul,

I showed the plans to John Gutwein that you brought in today. He doesn't think it looks like a refreshment stand. To be a refreshment stand it needs to have a window where people walk up to order or pick up their food or drinks. There can be a kitchen, or two kitchens if you want to have a kosher kitchen also, but the size seems very large for a refreshment stand. However, the main concern was the use, and that it looks like a restaurant, since the meals will be prepared in the kitchen and then brought to the patrons at their seats. In order to be considered a refreshment stand it needs to have a walk-up window where items are ordered and picked up. The plans also should label it as a refreshment stand, and the floor plan should have more details, showing the kosher, non-kosher kitchen, ordering window, etc. Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Plot Plan 200900080
(Project R2009-00106)
Agua Dulce CSD

- Plot plan 200900080 is approved for an outdoor dance pavilion with accessory refreshment stand, an accessory 1,890 square foot office structure and two 735 square foot restroom structures with parking and landscaping as shown.
- No event is permitted where attendance exceeds 500 persons.
- Parking provided shall be 192 spaces as shown, including 8 handicapped parking spaces. Parking required is one space per three persons at the largest event, which is 167 spaces based on an event for 500 people.
- No catering or meals shall be provided, unless an approved film permit, Temporary Use Permit or Conditional Use Permit authorizes it. A refreshment stand accessory to the dance pavilion is approved, but it shall be limited to non-alcoholic beverages and snacks.
- This project is subject to the Green Building requirements. These requirements are as follows:
 - a.) Design to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards.
 - b.) Recycle/reuse at least 65% of non-hazardous construction debris by weight.
 - c.) Install smart irrigation controller.
 - d.) Plant at least twenty-six 15-gallon trees, at least 65% of which must be drought-tolerant. Thirty-five drought-tolerant 15-gallon trees are proposed.
 - e.) Install high efficiency toilets (maximum 1.28 gallons/flush)
- This project is subject to the Drought Tolerant Landscaping requirements, which are as follows:
 - a.) Minimum of 75% of all landscaping must be drought-tolerant (100% drought-tolerant proposed).
 - b.) Maximum 25% of all landscaping may be grass/turf.
 - c.) Grass must be water-efficient.
 - d.) Grass areas must be a minimum of five feet wide.
 - e.) Group plants with similar watering needs.
 - f.) The limit of 5,000 square feet of grass is modified by Director's Review. No increase in existing grass/turf area is proposed.
 - g.) A drought-tolerant landscaping covenant has been recorded.
- This project is subject to the LID requirements, which shall be determined by the Department of Public Works (DPW).
- Proposed grading includes 3,413.51 square feet of cut and 3,214.88 square feet of fill, to be balanced on site. Obtain permit from DPW for the grading and retaining wall.
- Obtain approval from DPW for structures within the restricted use area.
- Comply with all requirements from DPW, Building and Safety, Fire, Health, Regional Planning, Sheriff and all other relevant agencies.
- Obtain building permits from Building and Safety.
- This approval must be used by July 21, 2012.

DO NOT REMOVE!



shaul yakovi <shaul92@gmail.com>

Fw: Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 20, 2010 at 6:18 PM

Reply-To: shaul92@gmail.com

To: karnier@gmail.com

Sent from my BlackBerry® smartphone with Nextel Direct Connect

-----Original Message-----

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>

Date: Tue, 20 Jul 2010 16:41:41

To: <shaul92@gmail.com>

Subject: RE: Agua dulce

Hello Shaul,

Here is the draft of the approval notes that I have so far. It may still be modified before it is final.

Richard Claghorn

-----Original Message-----

From: shaul92@gmail.com [mailto:shaul92@gmail.com]

Sent: Tuesday, July 20, 2010 10:47 AM

To: Claghorn, Richard

Subject: Agua dulce

Hello richard

We did not hear from you yesterday we still waiting for your email to us

Thank you

Shaul yakovi

Sent from my BlackBerry(r) smartphone with Nextel Direct Connect

**pp200900080draft.doc**

37K



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Wed, Jul 14, 2010 at 3:08 PM

Reply-To: shaul92@gmail.com

To: karnier@gmail.com

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Wed, 14 Jul 2010 15:05:15 -0700**To:** <shaul92@gmail.com>**Subject:** RE: RPP 200900080

Shaul,

I have a question about the refreshment stand. What exactly will it be and where will it be located? Is it going to be a table(s) or booth within the canopy or nearby or some kind of structure? Will it vary depending on the event? Please provide some details on how this will be handled. I'm trying to get this approval done today, but I may not be able to finalize it yet since I'll need my supervisor's okay on our letter. I'm mostly done with it but not completely. I'll give you an update on it soon. Thanks.

Richard Claghorn

From: shaul92@gmail.com [mailto:shaul92@gmail.com]**Sent:** Tuesday, July 13, 2010 5:26 PM**To:** Claghorn, Richard**Subject:** Re: RPP 200900080

Ok we will be at your office by 500

Thanks

Shaul

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Tue, 13 Jul 2010 17:24:09 -0700**To:** <shaul92@gmail.com>**Subject:** RE: RPP 200900080

Hello Shaul,



shaul yakovi <shaul92@gmail.com>

Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 20, 2010 at 10:47 AM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello richard

We did not hear from you yesterday we still wating for your email to us

Thank you

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect

I think I'll need a little more time to finish your case. Tomorrow I have a staff meeting and two appointments that will take up significant time, plus I remembered I will need to write a findings letter for the case and get it approved by my supervisor. I'll still try to have it done tomorrow, but probably not by 3pm. I hope to have everything done by 5pm. Thanks.

Richard Claghorn

From: Claghorn, Richard
Sent: Wednesday, July 07, 2010 12:03 PM
To: shaul92@gmail.com
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Re: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: Richard clag <rclaghorn@planning.lacounty.gov>

Tue, Jul 13, 2010 at 5:25 PM

Ok we will be at your office by 500
Thanks
Shaul

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Tue, 13 Jul 2010 17:24:09 -0700
To: <shaul92@gmail.com>
Subject: RE: RPP 200900080

Hello Shaul,

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Thanks.

Richard Claghorn

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Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Wed, Jul 7, 2010 at 3:07 PM

Reply-To: shaul92@gmail.com

To: angelamgomez@sbcglobal.net

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com**Date:** Wed, 7 Jul 2010 21:58:50 +0000**To:** <karnier@gmail.com>**ReplyTo:** shaul92@gmail.com**Subject:** Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com**Date:** Wed, 7 Jul 2010 21:55:58 +0000**To:** <karni69@gmail.com>**ReplyTo:** shaul92@gmail.com**Subject:** Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Wed, 7 Jul 2010 12:02:56 -0700**To:** <shaul92@gmail.com>**Subject:** RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

**pp200900080cor5.doc**
31K



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karnier@gmail.com

Wed, Jul 7, 2010 at 2:58 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com
Date: Wed, 7 Jul 2010 21:55:58 +0000
To: <karni69@gmil.com>
ReplyTo: shaul92@gmail.com
Subject: Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 7 Jul 2010 12:02:56 -0700
To: <shaul92@gmail.com>
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

 **pp200900080cor5.doc**
31K

July 7, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

Your plot plan cannot be approved until the following corrections are made.

- 1.) The handicapped parking spaces on the latest site plan submitted on July 1, 2010 are not designed correctly. They don't have any loading spaces. The handicapped spaces shown on the plans submitted on August 20, 2009 were correct, but the latest version is not. Minimum size for handicapped spaces is 9 feet by 18 feet. There must be at least one van accessible space with an 8-foot wide passenger side loading area. Additional handicapped parking spaces need to have a minimum 5-foot wide loading space, which can be on either side. At least one handicapped space must be provided for every 25 total spaces for the first 100 spaces. For spaces 101 to 200 you must provide one handicapped space per 50 spaces or fraction thereof. For 184 spaces, for example, at least 6 of them must be for handicapped only.
- 2.) The site plan showing all the properties has no scale. Based on the lot width, it can be estimated that one inch is equal to about 41.74 feet (333.88 feet divided by 8 inches). However, the scale should be a standard scale such as one inch to 40 feet and the scale should be labeled so that measurements are easier to verify. A scale is shown on sheet F-1 (one inch to 50 feet) but it doesn't show all of the proposed parking spaces.
- 3.) Some of the parking spaces lack the required 26 feet of backup area. For example, there are 15 spaces on parcel 28 backing toward the floodway. These spaces appear to have less than 26 feet of unobstructed backup area. They need to be redesigned to provide more room for the 26 feet of backup area, be changed to compact only spaces (minimum 8' x 18' stall size with 23 feet of backup) or these spaces should be eliminated. Please verify that all spaces have a minimum of 26 feet of backup area.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 7, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

2 messages

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karni69@gmil.com

Wed, Jul 7, 2010 at 1:05 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 7 Jul 2010 12:02:56 -0700
To: <shaul92@gmail.com>
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

 **pp200900080cor5.doc**
31K

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karni69@gmil.com

Wed, Jul 7, 2010 at 2:55 PM

[Quoted text hidden]

 **pp200900080cor5.doc**
31K



shaul yakovi <shaul92@gmail.com>

Ben reef gardens

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 6, 2010 at 5:58 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard

Hope you did not forget us you tall us that tuesday we going to have the ducs sign we did not hear from you please let us know when we pickup the plan

Thanks

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect



shaul yakovi <shaul92@gmail.com>

Ben reef gardens

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 6, 2010 at 5:58 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

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Thanks

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect

June 10, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from July 27, 2009 that are unresolved as well as some new correction items based on the revised plans submitted on August 20, 2009. Your plot plan cannot be approved until the following corrections are made.

- 1.) The maximum number of people allowed at each event would be determined by the number of parking spaces provided on the property. One parking space per 3 persons is required. For example, if on-site parking for 50 vehicles can be provided, then the maximum number allowed at each event would be 150. All parking spaces need to be paved and meet county development standards. The maximum number of persons shown exceeds the limit of 500 that would be allowed without a Conditional Use Permit (CUP). It will need to be reduced to 500 or fewer per event.
- 2.) The areas on the parcel 26 landscape plan appear to be incorrect. On the other parcels the impervious area plus the turf area and native and drought tolerant landscape areas add up to the lot size. However, on parcel 26 they added up to 470,170.21 square feet, which is more than the listed lot area (450,056.73 square feet). On the plans submitted on August 20, 2009, the totals added up to 445,969.72, less than the total area. The impervious area plus the turf area and native and drought tolerant landscape areas must add up to the lot size.
- 3.) Although the impervious area, turf area and drought tolerant landscape areas add up to the listed lot size for parcels 25 and 27, the parking lot area increased on those parcels since the previous submittal, but the impervious area listed on the table did not change. All the figures shown on the tables for impervious area, turf area, drought tolerant landscaping area, etc. need to be updated to reflect the latest changes in the plan and need to be accurate. On parcel 28 there was no apparent increase in the parking area, so there doesn't appear to be a problem with the table for that parcel.
- 4.) The newer parking spaces shown on the 8/20/09 plan appear to be on steep slopes. You indicated that some grading would be done in this area, including fill and retaining walls. A grading plan will be needed to show the proposed grading areas, including the amount of cut and fill, the heights and locations of retaining walls, the location of cut and fill, etc. Otherwise, these parking spaces should be eliminated from the plans, and the event capacity should be revised downward.

- 5.) In designing the parking layout, keep in mind that the slope of parking lots may not exceed 5%.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 13, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Mon, Jun 21, 2010 at 1:43 PM

Reply-To: shaul92@gmail.com

To: sami@midesigncorp.com

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Thu, 10 Jun 2010 16:01:50 -0700**To:** <shaul92@gmail.com>**Cc:** Gutwein, John <jgutwein@planning.lacounty.gov>; Paidar, Nooshin <npaidar@planning.lacounty.gov>**Subject:** RPP 200900080

Dear Shaul,

I discussed your case further with Susie Tae in our Land Divisions section today, and she said that we could leave it up to DPW to determine what restrictions would apply within the RUA. Removing or modifying the RUA would require Minor Land Division Revised Map, but this will not be necessary since DPW is apparently willing to allow the development within the area, subject to certain restrictions. Therefore, the biggest roadblock to your case's approval with our department has been removed. However, there are still a few issues that need to be resolved, which are explained in the attached letter. It appears they should be relatively simple to resolve. Let me know if you have any questions. I'll be gone until June 28, but hopefully you will have submitted corrected plans by that time and I can complete your review. Thank you.

Richard Claghorn

**pp200900080cor4.doc**

33K

June 10, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from July 27, 2009 that are unresolved as well as some new correction items based on the revised plans submitted on August 20, 2009. Your plot plan cannot be approved until the following corrections are made.

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- 4.) The newer parking spaces shown on the 8/20/09 plan appear to be on steep slopes. You indicated that some grading would be done in this area, including fill and retaining walls. A grading plan will be needed to show the proposed grading areas, including the amount of cut and fill, the heights and locations of retaining walls, the location of cut and fill, etc. Otherwise, these parking spaces should be eliminated from the plans, and the event capacity should be revised downward.

- 5.) In designing the parking layout, keep in mind that the slope of parking lots may not exceed 5%.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 13, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Reply-To: shaul92@gmail.com

Thu, Jun 10, 2010 at 4:39 PM

To: Erez Karni <karni69@gmail.com>

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Thu, 10 Jun 2010 16:01:50 -0700**To:** <shaul92@gmail.com>**Cc:** Gutwein, John <jgutwein@planning.lacounty.gov>; Paidar, Nooshin <npaidar@planning.lacounty.gov>**Subject:** RPP 200900080

Dear Shaul,

I discussed your case further with Susie Tae in our Land Divisions section today, and she said that we could leave it up to DPW to determine what restrictions would apply within the RUA. Removing or modifying the RUA would require Minor Land Division Revised Map, but this will not be necessary since DPW is apparently willing to allow the development within the area, subject to certain restrictions. Therefore, the biggest roadblock to your case's approval with our department has been removed. However, there are still a few issues that need to be resolved, which are explained in the attached letter. It appears they should be relatively simple to resolve. Let me know if you have any questions. I'll be gone until June 28, but hopefully you will have submitted corrected plans by that time and I can complete your review. Thank you.

Richard Claghorn

**pp200900080cor4.doc**

33K



shaul yakovi <shaul92@gmail.com>

32222 agua dulce cy rd

4 messages

karnier@gmail.com <karnier@gmail.com>

Mon, Feb 22, 2010 at 2:11 PM

Reply-To: karnier@gmail.com

To: rclaghorn@planning.lacounty.gov

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, jmeehan@fire.lacounty.gov

Dear richard

Per the request of mr marti moreno from la county public work we are asking you and miss n paydar to join this all departments meeting that will take place at the la county main office in Alhambra on thursday the 02/25 at 1.00 pm in mr moreno s Office

Please reapply to let us know if the date or time is at your convenient

Sent from my BlackBerry® smartphone with Nextel Direct Connect

karnier@gmail.com <karnier@gmail.com>

Mon, Feb 22, 2010 at 2:49 PM

Reply-To: karnier@gmail.com

To: rclaghorn@planning.lacounty.gov

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, gmeehan@fire.lacounty.gov

[Quoted text hidden]

Claghorn, Richard <rclaghorn@planning.lacounty.gov>

Tue, Feb 23, 2010 at 11:04 AM

To: karnier@gmail.com

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, gmeehan@fire.lacounty.gov

I will be able to attend the meeting at Public Works on Thursday at 1pm, but Nooshin Paidar will be unable to attend.

Richard Claghorn

-----Original Message-----

From: karnier@gmail.com [mailto:karnier@gmail.com]

Sent: Monday, February 22, 2010 2:49 PM

To: Claghorn, Richard

Cc: mmoreno@dpw.lacounty.gov.; shaul92@gmail.com; mike@lewisandco.net; ryakovi@yahoo.Com; sami@midesigncorp.com; mmiller@dpw.lacounty.gov; gmeehan@fire.lacounty.gov

Subject: 32222 agua dulce cy rd

Dear richard

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Please reapply to let us know if the date or time is at your convenient

Sent from my BlackBerry(r) smartphone with Nextel Direct Connect

Miller, Mitch <MMILLER@dpw.lacounty.gov>

Tue, Feb 23, 2010 at 4:41 PM

To: Gerald Meehan <gmeehan@fire.lacounty.gov>

Cc: "Moreno, Martin" <MMORENO@dpw.lacounty.gov>, shaul92@gmail.com, karnier@gmail.com, "Gustin, James" <JGUSTIN@dpw.lacounty.gov>

4/29/2021

Gmail - 32222 agua dulce cy rd

Gerald,

Marty Moreno and myself are trying to coordinate a meeting to discuss proposed development for the subject property.

Meeting is proposed for Thursday @ 1:00pm at Public Works Building and Safety. 900 S. Fremont Alhambra, 3rd. floor. If you can attend, it is appreciated.

Thank you,

Mitch Miller
Senior Civil Engineer
Building and Safety Division
Los Angeles County Department of Public Works
(626) 458-6390 Fax (626) 458-6350
mmiller@dpw.lacounty.gov <<mailto:mmiller@dpw.lacounty.gov>>
[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>

Thu, Aug 27, 2009 at 2:32 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

We are out side your office

Can u see us. We have paper work for u

Thanks

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Mon, Aug 3, 2009 at 1:15 PM

Reply-To: shaul92@gmail.com

To: angelamgomez@sbcglobal.net

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard"**Date:** Mon, 27 Jul 2009 13:23:43 -0700**To:** shaul yakovi<shaul92@gmail.com>**Subject:** RPP 200900080

Please read the attached letter. The original and attachments will be mailed. Let me know if you have any questions.
Thanks.

Richard Claghorn

 **pp200900080cor3.doc**
40K

July 27, 2009

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from March 3, 2009 that are unresolved as well as some new correction items based on the revised plans. Your plot plan cannot be approved until the following corrections are made.

- 1.) A covenant to hold parcels as one tying lots 25, 26, 27 and 28 together is required since the use crosses these parcels and parking is located on the other parcels for the pavilion. A copy of the covenant form is attached. Please fill it out and submit to our staff for review prior to having the document notarized and recorded at the LA County Registrar/Recorder's office.
- 2.) Some of the parking spaces do not meet the required development standards. The handicapped spaces do not have the required loading areas. At least one of the handicapped spaces needs to be van accessible, with an 8 foot wide passenger side loading area. In addition, there need to be at least 4 other handicapped parking spaces with a minimum 5 foot wide loading area, which should be on the passenger side unless shared with another handicapped space. There need to be at least 5 total handicapped spaces if there are between 101 and 150 total spaces. You are showing 8 handicapped spaces, but none of them have the required loading areas.
- 3.) Some of the parking spaces lack the required 26 feet of backup area. For example, some of the spaces near the stream on parcel 28 appear to have only about 22 feet of backup area. There are other spaces as well that do not appear to have the required 26 feet of paved backup area, including some of the spaces on parcel 27. It shows a dirt road that is close behind some parking spaces. If the plans are just showing the existing dirt road that is to be paved over that is okay, but the plans need to clearly show the edge of the pavement so the backup area can be verified. If you propose compact spaces, they need only have 23 feet of backup area, but any such spaces need to be marked as such on the plans and on the site, and must conform to the compact space size requirements. See the attached commercial guideline sheet for more details.
- 4.) The maximum number of people allowed at each event would be determined by the number of parking spaces provided on the property. One parking space per 3 persons is required. For example, if on-site parking for 50 vehicles can be provided, then the maximum number allowed at each event would be 150. All parking spaces need to be

- paved and meet county development standards. The maximum number of persons shown (414) will need to be adjusted if the number of spaces provided changes.
- 5.) Please provide elevation plans for the tent structure and indicate the height of the structure.
 - 6.) Please provide more photographs and clearly label them. Photos of the entrance gate and an unidentified structure were included. However, we need photos of all the structures, as well as parking areas, the driveway, pond, vineyard area, creek, and other areas impacted by the development. Include a photo key map to show where each photo was taken and number the photos to correspond to the key map.
 - 7.) Please provide a copy of the property's current grant deed.
 - 8.) It appears that the structures are located within what is shown as a Restricted Use Area on the assessor's map and on the Parcel Map. This appears to be related to an area designated as a flood hazard area. Contact the Department of Public Works regarding this restriction and to find out whether they will allow you to build within the Restricted Use Area, and if so, what requirements and limitations would be applicable. Obtain required grading permits from Building and Safety (Public Works).
 - 9.) The tent on the property must comply with Fire Department requirements. Obtain Fire Department approval for the tent.
 - 10.) Our Zoning Enforcement section will need to verify that any outstanding violations have been resolved before the case is approved.
 - 11.) Provide copies of building permits for all structures on the property that were previously permitted.
 - 12.) The areas on the parcel 26 landscape plan appear to be incorrect. On the other parcels the impervious area plus the turf area and native and drought tolerant landscape areas add up to the lot size. However, on parcel 26 they add up to 470,170.21 square feet, which is more than the listed lot area (450,056.73 square feet). The impervious area plus the turf area and native and drought tolerant landscape areas should add up to the lot size.
 - 13.) Complete the Drought-tolerant landscaping covenant and have it notarized and recorded at the LA County Registrar/ Recorder's office. Please fill it out and submit to our staff for review prior to having the document notarized and recorded at the LA County Registrar/Recorder's office.
 - 14.) The project is subject to the Low Impact Development (LID) requirements, which require implementation of Best Management Practices regarding drainage issues. We need to know the total amount of impervious area (in square feet) on the property both before and after the development you are currently applying for in order to determine which standards apply. Impervious areas include all structures, paved areas and any other areas where stormwater can not permeate directly into the ground. Approval of the LID plan will need to be made by Public Works.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by October 27, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Apr 30, 2009 at 11:36 PM

To: laffabar@gmail.com

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment. Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben**Sent:** Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

Page 120 of 174

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin
Senior Construction Inspector
Permit Office No. 5
38126 North Sierra Highway
Palmdale, CA 93550
(661) 947-4151 Office
(661) 904-8380 Cell
(661) 947-5022 FAX
rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

driveway

3 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Apr 28, 2009 at 5:15 PM

Shaul,

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Richard Claghorn

shaul yakovi <shaul92@gmail.com>
To: laffabar@gmail.com

Tue, Apr 28, 2009 at 5:18 PM

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: rlexin@dpw.lacounty.gov

Wed, Apr 29, 2009 at 9:18 AM

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

survey for 32222 agua dulce include the enterances

2 messages

shaul yakovi <shaul92@gmail.com>

Mon, Mar 30, 2009 at 10:10 AM

To: rclaghorn@planning.lacounty.gov

Hello Mr Claghorn

please review asap please call me 213-923-5225 I am leaving to israel in few days

Thank You

Shaul Yakovi
shaul92@gmail.com
213-923-5225

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>

Date: Sun, Mar 29, 2009 at 2:52 PM

Subject: Fwd: Project as revised on March 25-28,2009. adding access roads and flat upper area

To: laffabar@gmail.com

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>

Date: Sun, Mar 29, 2009 at 2:33 PM

Subject: Fwd: Project as revised on March 25-28,2009. adding access roads and flat upper area


To: ANGELAMGOMEZ@sbcglobal.net

----- Forwarded message -----

From: **Atanacio Payan** <atanacio.payan@att.net>

Date: Sat, Mar 28, 2009 at 10:32 PM

Subject: Project as revised on March 25-28,2009. adding access roads and flat upper area

To: shaul yakovi <shaul92@gmail.com>Cc: Erez <laffabar@gmail.com>**3 attachments** **09007-200.pdf**
1344K **09007.dwg**
1706K

 09007-50.pdf
1187K

shaul yakovi <shaul92@gmail.com>
To: ods02101cpc@officedepot.com

Tue, Apr 21, 2009 at 12:19 PM

attn:office depot attendant please make 3 copies of the second pdf attachment

thank
shaul

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Mon, Apr 6, 2009 at 8:21 AM
Subject: RE: survey for 32222 agua dulce include the enterances
To: shaul yakovi <shaul92@gmail.com>

Mr. Yakovi,

I just got this e-mail today. It was sent to my junk e-mail folder, and I just noticed it there and moved it to my inbox folder. The survey looks good from what I can see but I couldn't open the dwg file. Please send us 3 sets of the revised hard copy site plan. Thanks.

Richard Claghorn

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: FW: 32222 Agua Dulce Canyon Rd.

1 message

shaul yakovi <shaul92@gmail.com>
To: d_design_inc@yahoo.com

Thu, Dec 18, 2008 at 4:54 PM

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Thu, Dec 18, 2008 at 10:15 AM
Subject: FW: 32222 Agua Dulce Canyon Rd.
To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard
Sent: Thursday, December 18, 2008 10:10 AM
To: 'rclaghorn@planning.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'
Cc: Gomez, Oscar; Paidar, Nooshin
Subject: 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

4/29/2021

Gmail - Fwd: FW: 32222 Agua Dulce Canyon Rd.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212 -004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn

BEN & REEF GARDENS, INC
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

County of Los Angeles
Department of Los Angeles
320 West Temple Street
Los Angeles, California 90021

MR. RICHARD CLAGHORN
Principal Regional Planning Assistant
Land Development coordinating Center

After our meeting on in your office on December 16, 2008 following issue have been concluded

- 1. A site plan review application for lot 25 – 26 will be submitted to Zoning Department for approval**
- 2. A c.u.p application will be submitted for lot 54 as agreed. The c.u.p application will include all existing promises on the property such as:**

Snack bar-restart
Rave parking and camp ground
Pools in spa's
Playgrounds
Cantina/ souvenir shop
Home carrier/ care taker home
Restrooms
Recreations rooms
Movement of some dirt on larger pound

- 3. A separate site plan application for the existing dwelling on lot 54 will be submitted separate from the c.u.p application for the remodeling of the existing single home family pools, spas.**
- 4. On our meeting you have informed us and in our present by phone with Mr. Richard Bagby office manager of building and safe in Santa Clarita that no planning or zoning approval of any kind is right now required for lots 27, 28, 52, 51, and 12 And the reasons for that: lots remains as is no new proposed plan**

Therefore we are here by requesting you as we agreed in our meeting to release the letter to the Department of Building and Safety. As soon as possible in order for us to proceed with all necessary requirements of LA county.

Best Regards;

Ronit Waizgen
Ben & Reef Gardens INC,

BEN & REEF GARDENS, INC
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

County of Los Angeles
Department of Los Angeles
320 West Temple Street
Los Angeles, California 90021

MR. RICHARD CLAGHORN
Principal Regional Planning Assistant
Land Development coordinating Center

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Recreations rooms
Movement of some dirt on larger pound

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Best Regards;

Ronit Waizgen
Ben & Reef Gardens INC,



shaul yakovi <shaul92@gmail.com>

32222 agua dulce

1 message

shaul yakovi <shaul92@gmail.com>
To: rclaghorn@planning.lacounty.gov

Tue, Dec 16, 2008 at 4:32 PM

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>
Date: Dec 16, 2008 4:30 PM
Subject:
To: shaul yakovi <shaul92@gmail.com>



BEN[1].doc
25K



Los Angeles County Department of Regional Planning

Payment Request Form

REQUIRED BY PLANNER >

EXISTING PROJECT #: R2012-02971

EXISTING PLAN/PERMIT #: CUP 201200163

NEED A NEW PROJECT #? Yes or NoNEED A NEW WORK CLASS? Yes or No**WORK CLASS FEES:**

- ☐ CUP \$9,473 | Concurrent \$8,951 – Yes or No?
- ☐ CUP - Minor – \$1,621
- ☐ CUP - SEA (up to 3,500 sf.) – \$10,018
- ☐ CUP - SEA – \$20,717
- ☐ CUP _____ – \$ _____
- ☐ Oak Tree Permit w/ Hearing – \$9,473
- ☐ Oak Tree Permit w/out Hearing – \$1,179
- ☐ Parking Permit – \$9,473
- ☐ Revised Exhibit "A" – \$1,580
- ☐ Revised Exhibit "A" ZCR – \$518
- ☐ Site Plan Review _____ – \$ _____
- ☐ Site Plan Review, Amendment – \$548
- ☐ Variance – \$9,473
- ☐ Other _____ – \$ _____
- ☐ Other _____ – \$ _____

CUP DEPARTMENT REFERRAL FEES:

- ☒ Fire – \$362 384
- ☐ Revision(s) – \$212 each; Total \$ _____
- ☒ Parks – \$641 559
- ☐ Revision(s) – \$307 each; Total \$ _____
- ☐ Public Health w/ Public Water & Sewer – \$191
- ☒ Public Health w/ Private Water or Sewer – \$643 664
- ☐ Public Health w/ Noise Review – \$1,053

DRAWDOWN ACCOUNT FEES (REQUIRED BY PLANNER)

Does the applicant need to replenish an existing drawdown account?

- ☐ If yes, what is the account name?
(Contact Budget & Accounting if you don't know)
- _____ – \$ _____
- ☐ If no, a new drawdown will be created. Please select the appropriate one below:
- ☐ ZE Condition Check \$ _____
- ☐ Minor EIR – \$5,000 ☐ Major EIR – \$10,000
- ☐ MMRP – \$6,000 ☐ Plan Amendment – \$3,000
- ☐ Other _____ – \$ _____

ENVIRONMENTAL WORK CLASS FEES:

- ☐ Initial Environmental Review – \$347
- ☐ ND - Initial Study – \$3,312
- ☐ DPW Referral Other – \$1,084
- ☐ DPW Referral - Major LD – \$1,855
- ☐ DPR Referral – \$458

COASTAL DEVELOPMENT PERMIT WORK CLASS FEES:

- ☐ MDR & SCI Coastal Zone _____ – \$ _____
- ☐ SMM Coastal Zones _____ – \$ _____

ONE-STOP CONSULTATION FEES:

- ☐ DRP – \$361
- ☐ Fire – \$145
- ☐ Public Works – \$253.25
- ☐ Public Health – \$129
- ☐ Parks & Recreation – \$0

OTHER DEPARTMENTAL REFERRAL FEES:

- ☐ Fire - Site Plan Review – \$131
- ☐ Fire - Zone Change – \$247
- ☐ Fire - Mobile Home Permit – \$362
- ☐ Parks – \$238
- ☐ Other _____ – \$ _____

ZONING ENFORCEMENT FEES:

- ☐ Permit Reinspection Fee(s) – \$ _____
- ☐ Other _____ – \$ _____

APPEAL FEES

- ☐ RPC - Applicant – \$6,434
- ☐ RPC - Applicant - one or two project conditions – \$798
- ☐ Other _____ – \$ _____

Richard Claghorn

NAME OF PLANNER

5-15-19

DATE

SIGNATURE OF PLANNER

NOTES

Payment Receipt

Receipt #: TRC-016195-15-05-2019

Paid On: 05/15/2019

Paid By:

Gardens of Paradise
32222 Agua Dulce Canyon Road
Santa Clarita, CA 91390



Department of Regional Planning
Amy J. Bodek, AICP, Director

320 W Temple Street
Los Angeles, CA 90012

(213) 974-6411

<http://planning.lacounty.gov>

Received By:
Armench Arakilians

Printed On:
5/15/2019

| Project Number - Case Number Fee Name | Fee Amount | Payment Method | Reference No. | Paid Amount |
|---|---------------|--------------------|---------------|----------------|
| - Misc Fee - Cashier | | | | |
| NSF Service Fee - DRP | \$33.00 | Cashier's Check | 461750 | \$33.00 |
| R2012-02971 - RCUP-201200183 | | | | |
| CUP - Referral - DPH - Private Sewage or Water | \$664.00 | Cashier's Check | 461750 | \$664.00 |
| CUP - Referral - DPR | \$559.00 | Cashier's Check | 461750 | \$559.00 |
| CUP - Referral - Fire | \$384.00 | Cashier's Check | 461750 | \$384.00 |
| | \$1,640.00 | | Total | \$1,640.00 |



shaul yakovi <shaul92@gmail.com>

FW: You have a New Assignment within Energov (RCUP-201200163)

2 messages

Jerry Asabor <JAsabor@dpw.lacounty.gov>

Tue, Jul 16, 2019 at 8:01 AM

To: "shaul92@gmail.com" <shaul92@gmail.com>

Cc: Kent Tsujii <KTSUJII@dpw.lacounty.gov>

Good morning Shaul,

Regarding your Zoning Permit Application for an "Event Center, Day Spa, and Corporate Retreat," Public Works will also require a trip generation study.

If you could provide that to me at your earliest convenience, I would be happy to move forward with your application.

Sincerely,

Jerry Asabor

Civil Engineering Assistant

Los Angeles County Public Works

Office: (626) 300-4769

Jerry Asabor <JAsabor@dpw.lacounty.gov>

Tue, Mar 10, 2020 at 4:31 PM

To: "shaul92@gmail.com" <shaul92@gmail.com>

Cc: Ghassan Shelleh <GSHELLEH@dpw.lacounty.gov>

Shaul,

Unfortunately, we do not have an electronic copy of the Trip Generation Handbook 3rd Edition.

Jerry Asabor

Civil Engineering Assistant

Los Angeles County Public Works

4/30/2021

Gmail - FW: You have a New Assignment within Energov (RCUP-201200163)

Office: (626) 300-4769

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens inquiries

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Jun 11, 2015 at 7:32 PM

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>**Date:** June 11, 2015 at 3:57:57 PM PDT**To:** "shaul92@gmail.com" <shaul92@gmail.com>**Subject:** Ben & Reef Gardens inquiries

Hello Shaul,

As I mentioned on the phone earlier, Robert Stenson of Equassure came into our office on March 4, 2015, inquired about your property, and gave me his business card. His phone # is 310-335-9350 and email is rstenson@equassure.com . I was later contacted on March 31 via email by David Rosenthal, who also asked about your property. I also spoke with him over the phone. His contact information is listed below:

David Rosenthal

Rosenthal Land Advocates, Inc.
Office: 949-943-3926

Cell: 949-943-2926

david@rosenthallandadvocates.com

Lic. 01173980

P.O. Box 50844, Irvine, CA 92619

[Click Here To See What People Are Saying About Us!](#)**Richard Claghorn**

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Jun 18, 2015 at 5:26 PM

Hello Shaul,

I think it will be better for you to bring in the revised plans, referral fees, and the other information requested in the May 12, 2015 letter to our office rather than at a visit to the property in Agua Dulce. I still want to visit the site again, but it probably won't be in July as we had discussed last week. Let me know if you would like to submit the revisions on July 7 as we talked about, or if you would like to do it another day. You can choose another day to submit, but it needs to be before the August 12 deadline. Let me know your preferred day and time and I will confirm if I'm available. Thanks.

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

ben & reef gardens

2 messages

shaul yakovi <shaul92@gmail.com>
To: BEMitnick@comerica.com

Tue, Feb 5, 2013 at 2:53 PM

Hello Barry

hear is the phone number to the planing department and name of the officer that assign to our file

Rob Glaser
213-9746443
email rglaser@planning.lacounty.govThanks
Shaul Yakovi

shaul yakovi <shaul92@gmail.com>
To: joesafran@yahoo.com

Wed, Nov 19, 2014 at 10:02 AM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Handicap Parking, Ben and Reef Gardens

2 messages

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

To: rglaser@planning.lacounty.gov

Hello Rob,

Sorry about that last e-mail. This is the handicap parking with signs and everything. it is completely finished and is ready for use. Please remove all the restrictions and any other problems from the property. Oscar Gomez's office have the documentation. If you have any questions contact me through e-mail or phone.

Shaul Yakovi

(213)923-5225

shaul92@gmail.com

Much Appreciated,
Shaul Yakovi



handicap parking.JPG
4463K

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

To: erez karni <karni69@gmail.com>

[Quoted text hidden]



handicap parking.JPG
4463K



shaul yakovi <shaul92@gmail.com>

handicap parking ben & reef gardens 32222 agua dulce cyn rd

1 message

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:43 PM

To: rglaser@planning.lacounty.gov

Hello Rob,



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE OF PUBLIC HEARING

**SANTA CLARITA VALLEY AREA PLAN UPDATE
ONE VALLEY ONE VISION**



**PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT CASE NO. 200900006-(5)
ZONE CHANGE CASE NO. 200900009-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 200900080-(5)
STATE CLEARINGHOUSE NO. 2008071119**

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To ensure public access to the DEIR, copies of this document will be available on September 4, 2009 at the reviewing locations listed below.

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Continued on reverse

Continued from reverse

For more information, please visit <http://planning.lacounty.gov>

Note: multiple lines mean that your property is divided into multiple land use/zoning designations.

HM to RL2 / RL2 / R-R-1 to A-1-2
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O-P to RL2 / R-R-1 to A-1-2
W to RL2 / R-R-1 to A-1-2

Land Use Change (Existing to Proposed) / (Zoning Change (Existing to Proposed):

Your property: 3212007025



Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

BORDEN, STEVEN L AND SUSAN W TRS
26525 JOSEL DR
SANTA CLARITA CA 91387

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DRAFT ENVIRONMENTAL IMPACT REPORT**

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ONE VALLEY ONE VISION**



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Your property: 3212007026
Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):



Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

BORDEN, STEVEN L AND SUSAN W TRS
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Your property: 3212007027
Land Use Change (Existing to Proposed) (Zoning Change (Existing to Proposed):



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Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

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Notice of Completion and Availability, Draft Environmental Impact Report

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The formal public review period for the DEIR will be from September 4, 2009 to November 2, 2009 (60 days). Written comments received on the DEIR prior to the close of the public comment period will be considered in the Final EIR. If you wish to send written comments, please write to Mr. Mitch Glaser, Department of Regional Planning, 320 W. Temple Street, Los Angeles, California 90012 or send an e-mail to ovov@planning.lacounty.gov.

To ensure public access to the DEIR, copies of this document will be available on September 4, 2009 at the reviewing locations listed below.

Notice of Public Hearing

Notice is hereby given that the Los Angeles County Regional Planning Commission ("Commission") will conduct a public hearing concerning this project on **October 5, 2009, at 6:30 p.m. at the Castaic Sports Complex, 31230 N. Castaic Road, Castaic, California 91384**. Interested persons will be given an opportunity to testify concerning this project and the DEIR. Testimony on the DEIR will be considered in the Final EIR.

If you are unable to attend the public hearing but wish to send written comments, please write to Mr. Mitch Glaser, Department of Regional Planning, 320 W. Temple Street, Los Angeles, California 90012 or send an e-mail to ovov@planning.lacounty.gov.

The Commission may conduct additional public hearings concerning this project. If the Commission approves this project, the Los Angeles County Board of Supervisors will conduct a public hearing concerning this project. Pursuant to the requirements of the Los Angeles County Zoning Ordinance and Section 65091 of the Government Code, notice of future public hearings will be provided in The

Signal Newspaper. **This is the only mailed notice you will receive. If you would like to receive mailed notice of future public hearings, please contact us (see reverse).**

If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearings or in written correspondence delivered at, or prior to, the public hearings.

Proposed Project

The proposed project is a comprehensive update of the Santa Clarita Valley Area Plan, a component of "One Valley One Vision," a joint planning effort with the City of Santa Clarita. The project includes the following:

Proposed Plan Amendment 200900006-(5), if adopted, would repeal the Santa Clarita Valley Area Plan, adopted in 1984 and subsequently amended, and would adopt the proposed comprehensive update of the Santa Clarita Valley Area Plan. The proposed Plan Amendment would also amend the Countywide General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish maximum residential densities in all hillside management areas.

Proposed Zone Change 200900009-(5), if adopted, would change the zoning designation of parcels to ensure that zoning is consistent with the land use categories designated in the proposed comprehensive update of the Santa Clarita Valley Area Plan. The proposed Zone Change would also amend the Los Angeles County Zoning Ordinance to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish maximum residential densities in all hillside management areas.

Project Location

The project location includes all unincorporated areas within the Santa Clarita Valley planning area, as described and mapped in the currently adopted Santa Clarita Valley Area Plan and in the proposed comprehensive update of the Santa Clarita Valley Area Plan. The project location includes the unincorporated communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch and Westridge.

Reviewing Locations

Project materials, including the DEIR, will be available on September 4, 2009. Digital copies of the materials will be available for public review on the World Wide Web at <http://planning.lacounty.gov/ovov>. Project materials will also be available for public review at the County libraries listed below.

| | |
|---|--|
| Canyon County Jo Anne Darcy Library 18601 Soledad Canyon Road Santa Clarita, California 91351 | Newhall Library 22704 W. 9 th Street Newhall, California 91321 |
| Castaic Library 27971 Sloan Canyon Road Castaic, CA 91384 | Valencia Library 23743 W. Valencia Boulevard Santa Clarita, California 91355 |

Continued on reverse

Continued from reverse

For more information, please visit <http://planning.lacounty.gov/ovov>

Note: multiple lines mean that your property is divided into multiple land use/zoning designations.

HM to RL2 / R-R-1 to A-1-2
M1 to RL2 / R-R-1 to A-1-2
O-P to RL2 / R-R-1 to A-1-2
W to RL2 / R-R-1 to A-1-2

Your property: 3212007028
Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):



Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

BORDEN, STEVEN L AND SUSAN W TRS
26525 JOSEL DR
SANTA CLARITA CA 91387

LEGAL NOTICE

Please read carefully
Your property may be affected.



**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE OF PUBLIC HEARING

**SANTA CLARITA VALLEY AREA PLAN UPDATE
ONE VALLEY ONE VISION**



**PROJECT NO. R2007-01228-(5)
PLAN AMENDMENT CASE NO. 200900006-(5)
ZONE CHANGE CASE NO. 200900009-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 200900080-(5)
STATE CLEARINGHOUSE NO. 2008071119**

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Continued on reverse

Continued from reverse

For more information, please visit <http://planning.lacounty.gov/ovov>

Note: multiple lines mean that your property is divided into multiple land use/zoning designations.

HM to RL2 / R-R-1 to A-1-2
N1 to RL2 / R-R-1 to A-1-2
W to RL2 / A-1-1 to A-1-2
W to RL2 / R-R-1 to A-1-2

Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):

Your property: 3212008054



**Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012**

**BORDEN, STEVEN L AND SUSAN W TRS
26525 JOSEL DR
SANTA CLARITA CA 91387**

LEGAL NOTICE

Please read carefully
Your property may be affected.



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

To: Erez Karni <karni69@gmail.com>

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971

Exhibit 3-Emails from 4/28/09 to 10/8/20

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

2 messages

shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Tue, Oct 23, 2012 at 5:18 PM

----- Forwarded message -----

From: **Mike Lewis** <mike@lewisandco.net>

Date: Wed, Oct 17, 2012 at 5:19 PM

Subject: agua dulce

To: mglaser@planning.lacounty.gov

Cc: jsanabria@planning.lacounty.gov, shaul92@gmail.com, karnier@gmail.com, evizcarra@lacobos.org

Mitch,

Spoke with Edel Vizcarra today and understand that the final adoption of this plan has been postponed until November 27th.

I would like to arrange a meeting with you and the property owner so we can discuss their concerns and their plans for a Conditional Use Permit.

Edel indicated he would be willing to join us.

Let me know what times might work for you.

Mike Lewis

Consultant

951-206-4420

From: shaul yakovi [mailto:shaul92@gmail.com]**Sent:** Thursday, October 11, 2012 1:18 PM**To:** mike@lewisandco.net**Subject:** agua

Fwd: OVOV. Planing

Inboxx

Erez

11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 11, 2012 10:31:28 AM PDT
To: "karnier@gmail.com" <karnier@gmail.com>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
Subject: OVOV

Mr. Karni: It is my understanding that you called my office yesterday for more information regarding the Santa Clarita Valley Area Plan Update, otherwise known as One Valley One Vision, or OVOV. It is also my understanding that you are specifically concerned with the zoning changes for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 in the unincorporated community of Agua Dulce. OVOV began in 2001. We released a Preliminary Draft Plan in 2008, a Draft Plan in 2009, a Revised Draft Plan in 2010, and a Final Draft Plan in 2011. The Regional Planning Commission conducted public hearings in 2009, 2010, and 2011 and ultimately recommended approval by the Board of Supervisors. On February 28, 2012, the Board of Supervisors conducted a public hearing and indicated its intent to approve the Plan. I anticipate that the Board will adopt the Plan in the near future. For more information regarding OVOV, please refer to the project web site at <http://planning.lacounty.gov/ovov>. The Preliminary Draft Plan (and subsequent drafts) designated these parcels as Rural Land 2 (RL2), with a maximum density of 1 unit per 2 acres. In addition, the Preliminary Draft Plan (and subsequent drafts) designated these parcels as a Significant Ecological Area (SEA). In 2009, we conducted a zoning consistency analysis. We noted that the existing zoning is R-R (Resort and Recreation). In consideration of the RL2 designation and the SEA designation, we felt that A-1 (Light Agricultural) was a more appropriate zone. So after conducting the zoning consistency analysis, we proposed to change the zoning from R-R to A-1. In summer 2009, we researched our records and conducted some field studies and did not find any existing uses that would become non-conforming. The proposed zoning has been shown on maps, and our OVOV-NET mapping system, since fall 2009. In fall 2009, we sent a notice to each property owner affected by OVOV. The notice listed the proposed land use designation and the proposed zoning designation for each property. The mailing addresses were provided by the County Assessor's Office. The notices for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following: BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DRSANTA CLARITA CA91387

I hope this information is helpful. Please feel free to contact me if you have additional questions.
Thanks, Mitch Glaser, AICP Supervising Regional Planner Community Studies North
Section Department of Regional Planning 320 W. Temple Street Los Angeles, CA
90012 <http://planning.lacounty.gov> 213-974-6476

shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Wed, Oct 24, 2012 at 2:44 PM

----- Forwarded message -----

From: <mike@lewisandco.net>
Date: Oct 23, 2012 6:49 PM
Subject: Re: agua dulce
To: "Mitch Glaser" <mglaser@planning.lacounty.gov>
Cc: "Jon Sanabria" <jsanabria@planning.lacounty.gov>, "Shaul Yakovi" <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>, "Edel Vizcarra" <evizcarra@labcos.org>

Any day but tuesday works. I'm tied up all day with the construction contractors associations.

Mike

Sent from my Verizon Wireless BlackBerry

4/30/2021

Gmail - Fwd: agua dulce

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis <mike@lewisandco.net>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>; shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>; evizcarra@lacbos.org <evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Can you meet with us on Tuesday October 30 before 11 a.m.? Please let me know ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: Mitch Glaser
Sent: Wednesday, October 17, 2012 5:47 PM
To: Mike Lewis
Cc: Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org
Subject: Re: agua dulce

Hi Mike:

I would be happy to meet with you. It is my understanding that folks from our current planning and zoning enforcement groups have been involved so I will need to invite them as well. I may also need to invite our county counsel. I will coordinate with everyone on the county side and will send you and Edel some possible dates and times ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner

4/30/2021

Gmail - Fwd: agua dulce

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

(no subject)

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Oct 11, 2012 at 12:00 PM

To: greg@pagelawyers.com

Fwd: OVOV. Planing
InboxxErez
11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 11, 2012 10:31:28 AM PDT
To: "karnier@gmail.com" <karnier@gmail.com>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
Subject: OVOV

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I hope this information is helpful. Please feel free to contact me if you have additional questions. Thanks, Mitch Mitch Glaser, AICPSupervising Regional PlannerCommunity Studies North SectionDepartment of Regional Planning320 W. Temple StreetLos Angeles, CA 90012<http://planning.lacounty.gov>213-974-6476



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Cyn

2 messages

Dawn Melillo <dmelillo@dpw.lacounty.gov>

Wed, Apr 14, 2021 at 6:10 PM

To: "shaul92@gmail.com" <shaul92@gmail.com>

Good morning Sean,

As discussed, Planning approval is required prior to any building permit issuance. Please contact 213-974-6411 or kschlegel@planning.lacounty.gov.

Dawn Melillo

Building Engineering Inspector

Los Angeles County Department of Public Works

661-222-2940

shaul yakovi <shaul92@gmail.com>

Thu, Apr 15, 2021 at 1:55 PM

To: Steve Kaplan <sk.landuselaw@gmail.com>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Meeting at 32222 Aqua Dulce Canyon Rd

2 messages

Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Thu, Jan 11, 2018 at 11:54 AM

To: "shaul92@gmail.com" <shaul92@gmail.com>

Dear Mr. Yakovi,

This e-mail is to confirm our meeting scheduled for Wednesday, January 17 at 1.30pm at your property located at 32222 Aqua Dulce Canyon Rd.

Please let me know if you have any questions.

Regards,

Kerstin Schlegel
Senior Planner
Zoning Enforcement North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6456



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shaul yakovi <shaul92@gmail.com>

Wed, Jan 17, 2018 at 1:45 PM

To: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Hello Kristin

Today is the 17th of the month we have an appointment at 1:30 right now is 150 and is look you're not Showing up so I'm waiting for another 30 minutes and then I call your office

Thanks

Shaul

Sent from my iPhone

On Jan 11, 2018, at 11:54 AM, Kerstin Schlegel <kschlegel@planning.lacounty.gov> wrote:

Dear Mr. Yakovi,

This e-mail is to confirm our meeting scheduled for Wednesday, January 17 at 1.30pm at your property located at 32222 Aqua Dulce Canyon Rd.

Please let me know if you have any questions.

Regards,

Kerstin Schlegel
Senior Planner
Zoning Enforcement North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6456

<image001.gif>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

1 message

Erez Karni <karnier@gmail.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Dec 16, 2020 at 3:28 PM

Office mail server

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 25, 2012 at 09:02:26 PDT
To: mike@lewisandco.net
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>, Shaul Yakovi <Shaul92@gmail.com>, karnier@gmail.com, Edel Vizcarra <evizcarra@lacbos.org>, Amir Bashir <abashar@planning.lacounty.gov>, Richard Claghorn <rclaghorn@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, "Navarro, Veronica" <vnavarro@counsel.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>, Susan Tae <stae@planning.lacounty.gov>
Subject: RE: agua dulce

Hi Mike:

Thursday November 8 is the earliest date that works for all the County folks. I have scheduled the meeting for 2 p.m. and the meeting location is Room 160 at the Hall of Records (320 W. Temple Street). Room 160 is on the first floor of the building near the snack bar.

Attendees will include the following:

- Amir Bashir, Zoning Enforcement North
- Richard Claghorn, Land Development Coordinating Center / Site Plan Review
- Mitch Glaser, Community Studies North
- Rob Glaser, Zoning Permits North
- Oscar Gomez, Zoning Enforcement North
- Patricia Keane, County Counsel

Feel free to contact me if you have any questions in the meantime.

Thanks,

Mitch

Gmail - Fwd: agua dulce

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Wednesday, October 24, 2012 10:54 AM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

29, 5, 7, 8 all work. Can we do the 29th?
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Wed, 24 Oct 2012 15:10:35 +0000
To: mike@lewisandco.net<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; Shaul Yakovi<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; Edel Vizcarra<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Thanks for letting me know. Here are some new options, please advise of your availability and I will coordinate with the folks on my end.

Monday October 29, before 1 p.m.
Wednesday October 31, 2 p.m. or later
Monday November 5, 11 a.m. or later
Wednesday November 7, anytime
Thursday November 8, 1 p.m. or later

Mitch

Gmail - Fwd: agua dulce

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Tuesday, October 23, 2012 6:49 PM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

Any day but tuesday works. I'm ried up all day with the construction contractors associations.
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; shaul92@gmail.com<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; evizcarra@lacbos.org<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Can you meet with us on Tuesday October 30 before 11 a.m.? Please let me know ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section

4/30/2021

Gmail - Fwd: agua dulce

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

From: Mitch Glaser**Sent:** Wednesday, October 17, 2012 5:47 PM**To:** Mike Lewis**Cc:** Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org**Subject:** Re: agua dulce

Hi Mike:

I would be happy to meet with you. It is my understanding that folks from our current planning and zoning enforcement groups have been involved so I will need to invite them as well. I may also need to invite our county counsel. I will coordinate with everyone on the county side and will send you and Edel some possible dates and times ASAP.

Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

On Oct 17, 2012, at 5:19 PM, "Mike Lewis" <mike@lewisandco.net> wrote:

Mitch,

Spoke with Edel Vizcarra today and understand that the final adoption of this plan has been postponed until November 27th.

I would like to arrange a meeting with you and the property owner so we can discuss their concerns and their plans for a Conditional Use Permit.

Edel indicated he would be willing to join us.

Let me know what times might work for you.

Gmail - Fwd: agua dulce

Mike Lewis
Consultant
951-206-4420

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Thursday, October 11, 2012 1:18 PM
To: mike@lewisandco.net
Subject: agua

Fwd: OVOV. Planing
Inboxx

Erez
11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 11, 2012 10:31:28 AM PDT
To: "karnier@gmail.com" <karnier@gmail.com>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
Subject: OVOV

Mr. Karni: It is my understanding that you called my office yesterday for more information regarding the Santa Clarita Valley Area Plan Update, otherwise known as One Valley One Vision, or OVOV. It is also my understanding that you are specifically concerned with the zoning changes for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 in the unincorporated community of Agua Dulce. OVOV began in 2001. We released a Preliminary Draft Plan in 2008, a Draft Plan in 2009, a Revised Draft Plan in 2010, and a Final Draft Plan in 2011. The Regional Planning Commission conducted public hearings in 2009, 2010, and 2011 and ultimately recommended approval by the Board of Supervisors. On February 28, 2012, the Board of Supervisors conducted a public hearing and indicated its intent to approve the Plan. I anticipate that the Board will adopt the Plan in the near future. For more information regarding OVOV, please refer to the project web site at <http://planning.lacounty.gov/ovov>. The Preliminary Draft Plan (and subsequent drafts) designated these parcels as Rural Land 2 (RL2), with a maximum density of 1 unit per 2 acres. In addition, the Preliminary Draft Plan (and subsequent drafts) designated these parcels as a Significant Ecological Area (SEA). In 2009, we conducted a zoning consistency analysis. We noted that the existing zoning is R-R (Resort and Recreation). In consideration of the RL2 designation and the SEA designation, we felt that A-1 (Light Agricultural) was a more appropriate zone. So after conducting the zoning consistency analysis, we proposed to change the zoning from R-R to A-1. In summer 2009, we researched our records and conducted some field studies and did not find any existing uses that would become non-conforming. The proposed zoning has been shown on maps, and our OVOV-NET mapping system, since fall 2009. In fall 2009, we sent a notice to each property owner affected by OVOV. The notice listed the proposed land use designation and the proposed zoning designation for each property. The mailing addresses were provided by the County Assessor's Office. The notices for Assessor's Parcel Numbers 3212-007-025,

4/30/2021

Gmail - Fwd: agua dulce

3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following:
BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DRSANTA CLARITA CA91387

I hope this information is helpful. Please feel free to contact me if you have additional questions. Thanks, Mitch Mitch Glaser, AICP Supervising Regional Planner Community Studies North Section Department of Regional Planning 320 W. Temple Street Los Angeles, CA 90012 <http://planning.lacounty.gov> 213-974-6476



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>

To: Erez Karni <karni69@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Apr 30, 2009 at 11:36 PM

To: laffabar@gmail.com

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment. Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben**Sent:** Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin
Senior Construction Inspector
Permit Office No. 5
38126 North Sierra Highway
Palmdale, CA 93550
(661) 947-4151 Office
(661) 904-8380 Cell
(661) 947-5022 FAX
rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: Claghorn, Richard <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Re: Inspection

3 messages

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 14, 2013 at 3:17 PM

Hi Amir

i did not see your email but if you like to come this thursday email me the time of the day

Thank You
Shaul Yakovi

On Tue, May 7, 2013 at 11:48 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Mr. Yakovi,

I would like to schedule an appointment with you to inspect the improved and paved parking spaces for the property on Agua Dulce Cyn Rd. Specifically, I would like to measure the handicapped spaces to see that they meet the required codes. I have Thursday afternoon open to meet with you on the property. Please let me know if this works for you.
Thanks!

Amir Bashar

Regional Planning

Zoning Enforcement

213-974-6455

661-222-2940

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Mon, May 20, 2013 at 3:32 PM

Hello Amir

It was nice to see you on Thursday hope you clear our violation

Thank You
Shaul Yakovi
[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 28, 2013 at 2:22 PM

Hi amir

I am still waiting for your department's answer and clearing the violation. I've been waiting for this for two weeks
Thank You

Shaul Yakovi

On Tue, May 21, 2013 at 8:10 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Shaul,

Unfortunately my supervisor is out of the office this week. I still need to go over the inspection results with him which will be this upcoming Tuesday (holiday on Monday). Thank you for your patients.

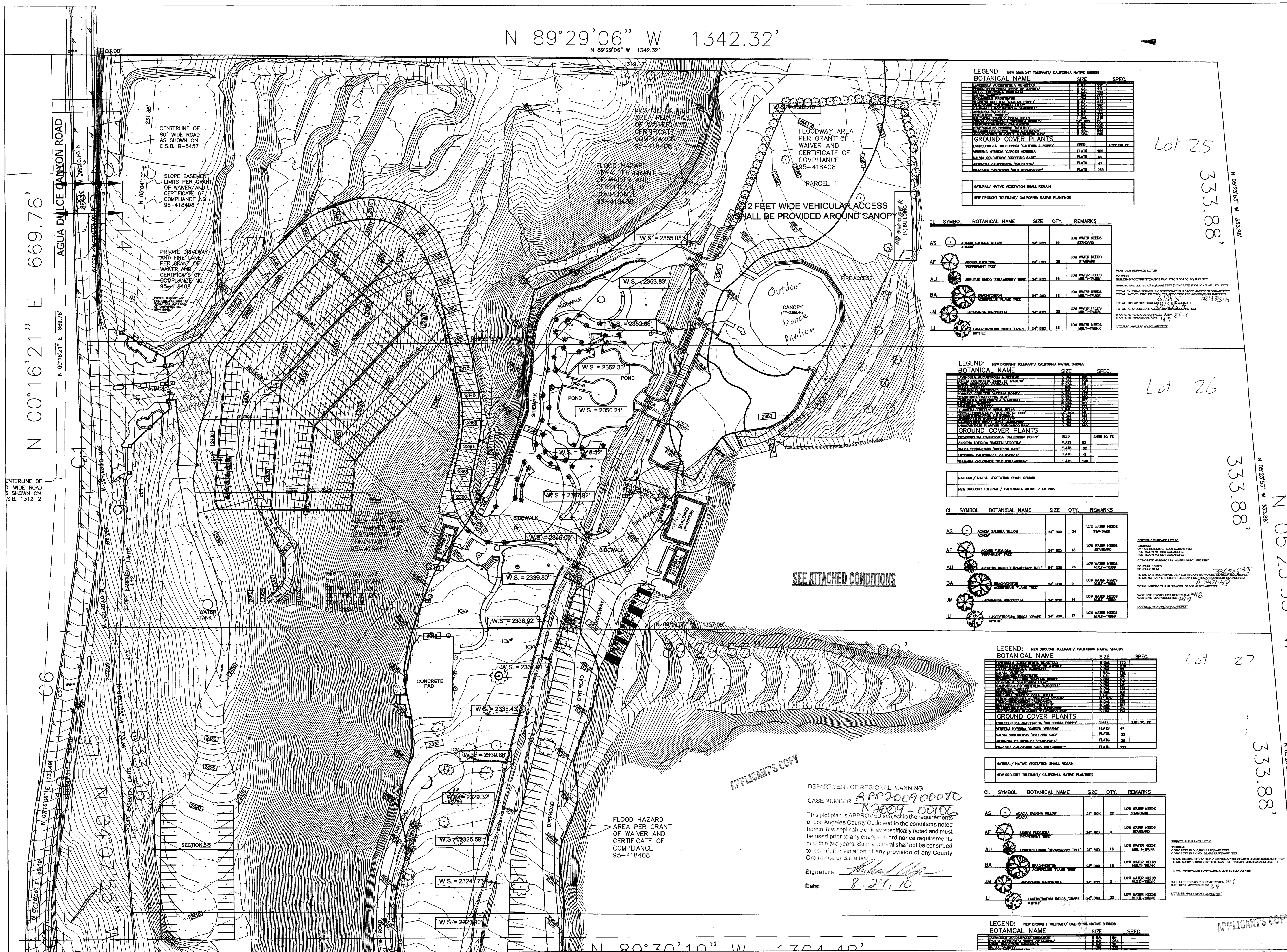
Amir

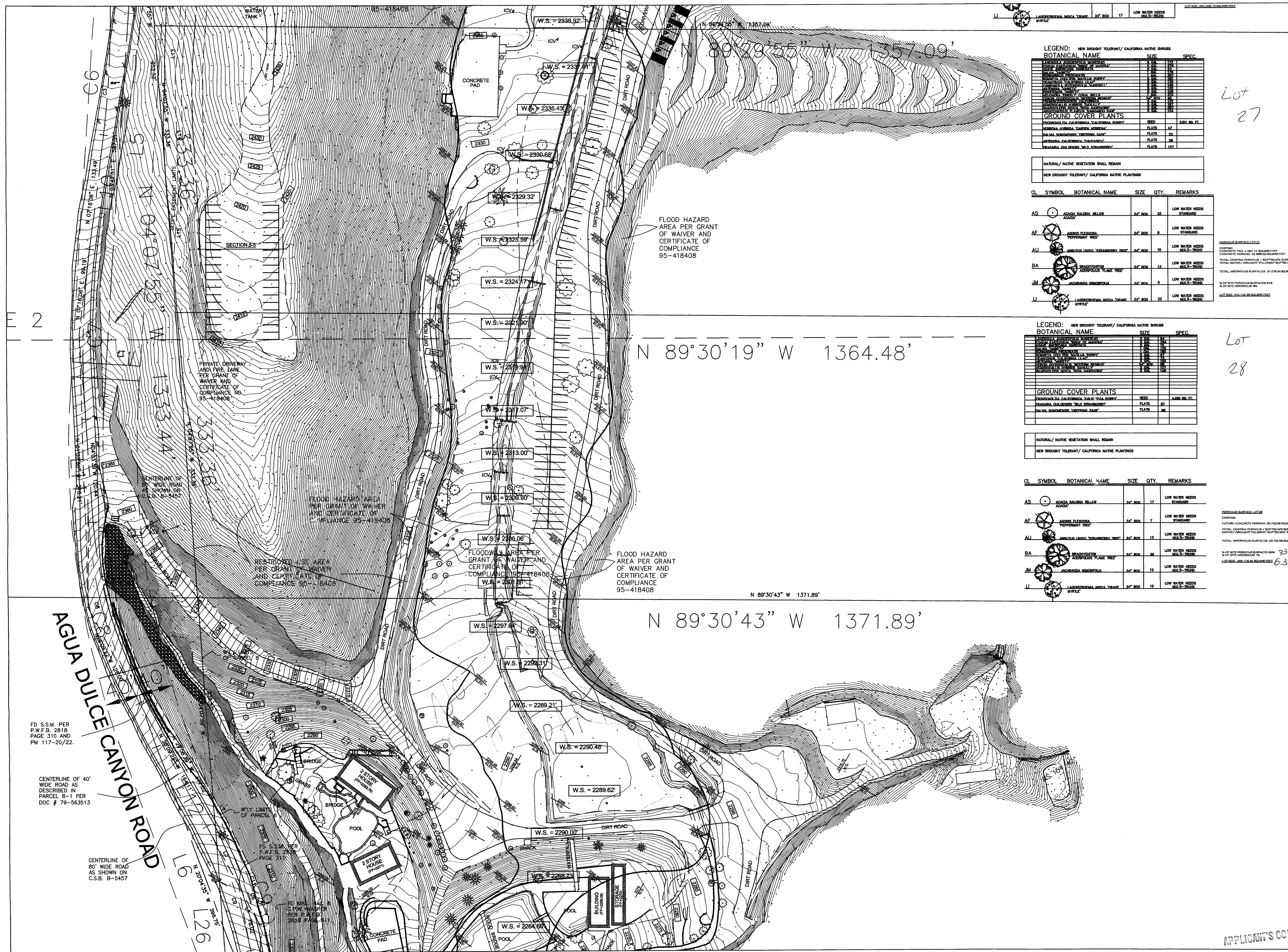
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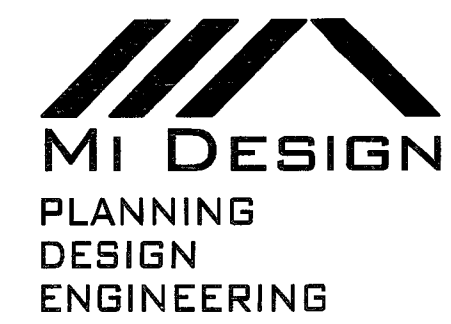
**Plot Plan 200900080
(Project R2009-00106)
Agua Dulce CSD**

- Plot plan 200900080 is approved for an outdoor dance pavilion with a 2,000 square foot accessory storage structure, an accessory 1,890 square foot office structure and two 735 square foot restroom structures with parking and landscaping as shown.
- No event is permitted where attendance exceeds 500 persons.
- Parking provided shall be 305 spaces as shown, including 8 handicapped parking spaces. Parking required is one space per three persons at the largest event, which is 167 spaces, based on an event for 500 people.
- Parking areas and driveways shall be paved with concrete or asphalt. Alternative materials may be used if authorized by the Department of Public Works (DPW).
- No catering or meals shall be provided, unless an approved film permit, Temporary Use Permit or Conditional Use Permit authorizes it.
- This project is subject to the Green Building requirements. These requirements are as follows:
 - a.) Design to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards.
 - b.) Recycle/reuse at least 65% of non-hazardous construction debris by weight.
 - c.) Install smart irrigation controller.
 - d.) Plant at least twenty-six 15-gallon trees, at least 65% of which must be drought-tolerant. Existing mature trees shown on the plans count toward this requirement if they remain.
 - e.) Install high efficiency toilets (maximum 1.28 gallons/flush)
- This project is subject to the Drought Tolerant Landscaping requirements, which are as follows:
 - a.) Minimum of 75% of all landscaping must be drought-tolerant (100% drought- tolerant proposed).
 - b.) Maximum 5,000 square feet of landscaping area may be grass/turf.
 - c.) Grass must be water-efficient.
 - d.) Grass areas must be a minimum of five feet wide.
 - e.) Group plants with similar watering needs.
 - f.) Proposed landscaping shall be all drought-tolerant. Turf areas are proposed to be replaced with drought-tolerant landscaping.
 - g.) A drought-tolerant landscaping covenant has been recorded.
- This project is subject to the LID requirements, to be determined by DPW.
- Proposed grading includes 12,983 square feet of cut and 3,214.88 square feet of fill. Obtain permit from DPW for the grading and retaining walls. Proposed export amount is 682.7 cubic yards.
- Obtain approval from DPW for structures within the restricted use area.
- Comply with all requirements from DPW, Building and Safety, Fire, Health, Regional Planning, Sheriff and all other relevant agencies.
- Obtain building permits from Building and Safety.
- This approval must be used by August 24, 2012.

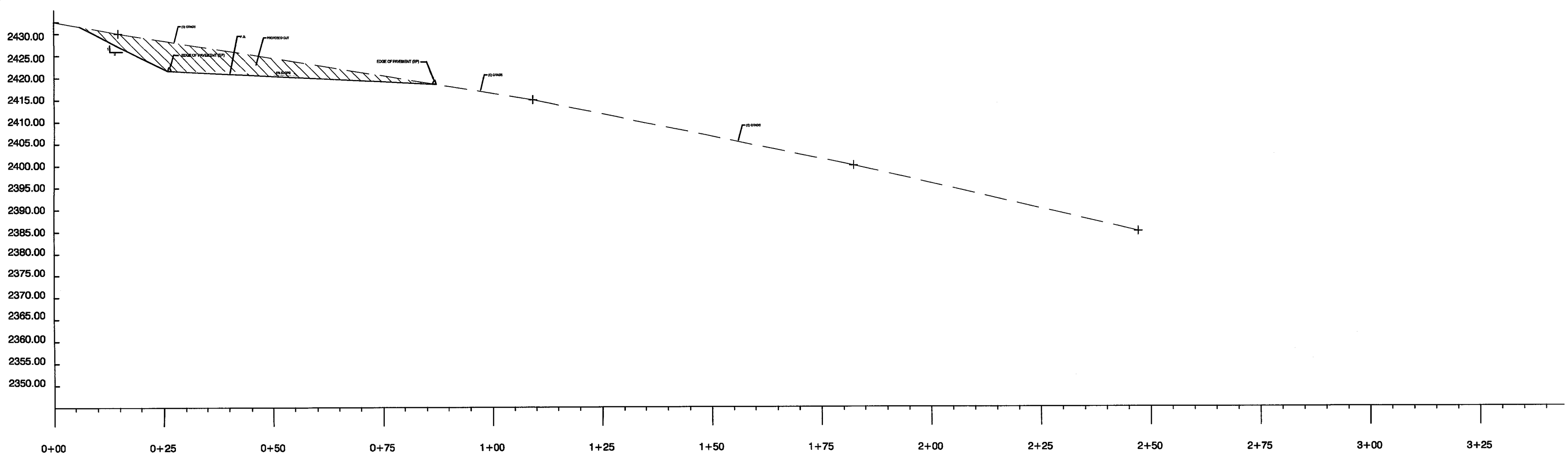
DO NOT REMOVE!



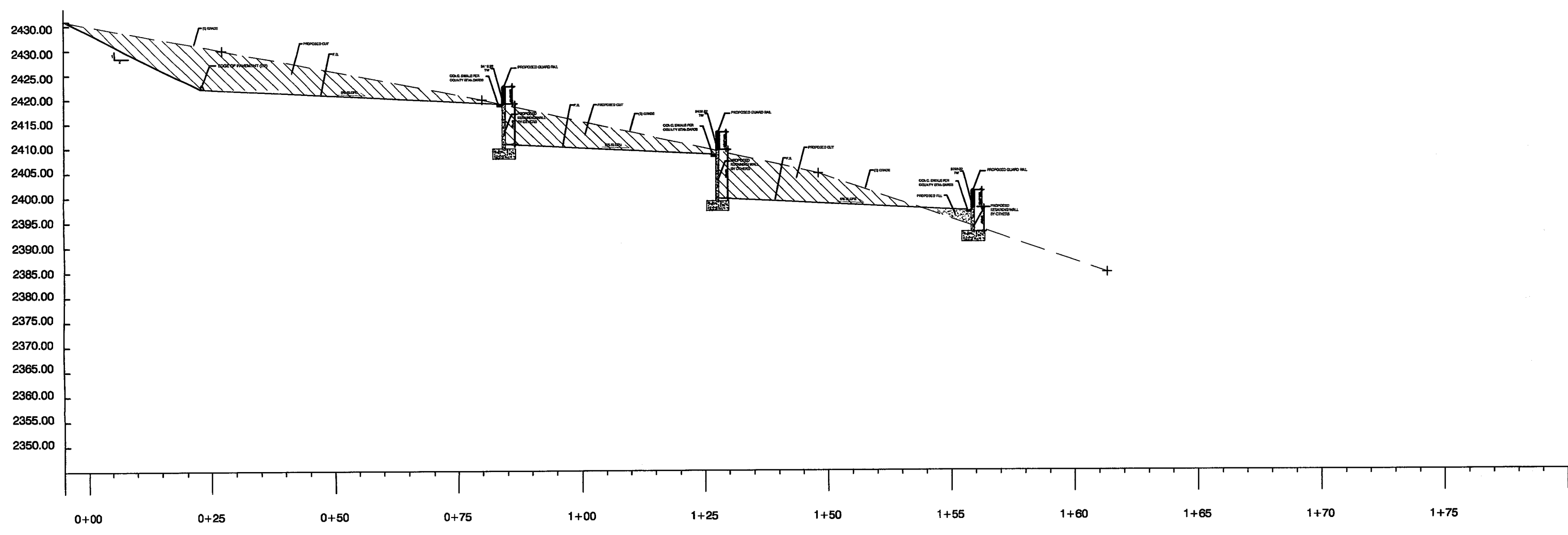




15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403
TEL: (818) 402-4485
FAX: (818) 479-9690
www.midesigncorp.com



SECTION 4-4
SCALE 1" = 10'-0"



SECTION 5-5
SCALE 1" = 10'-0"

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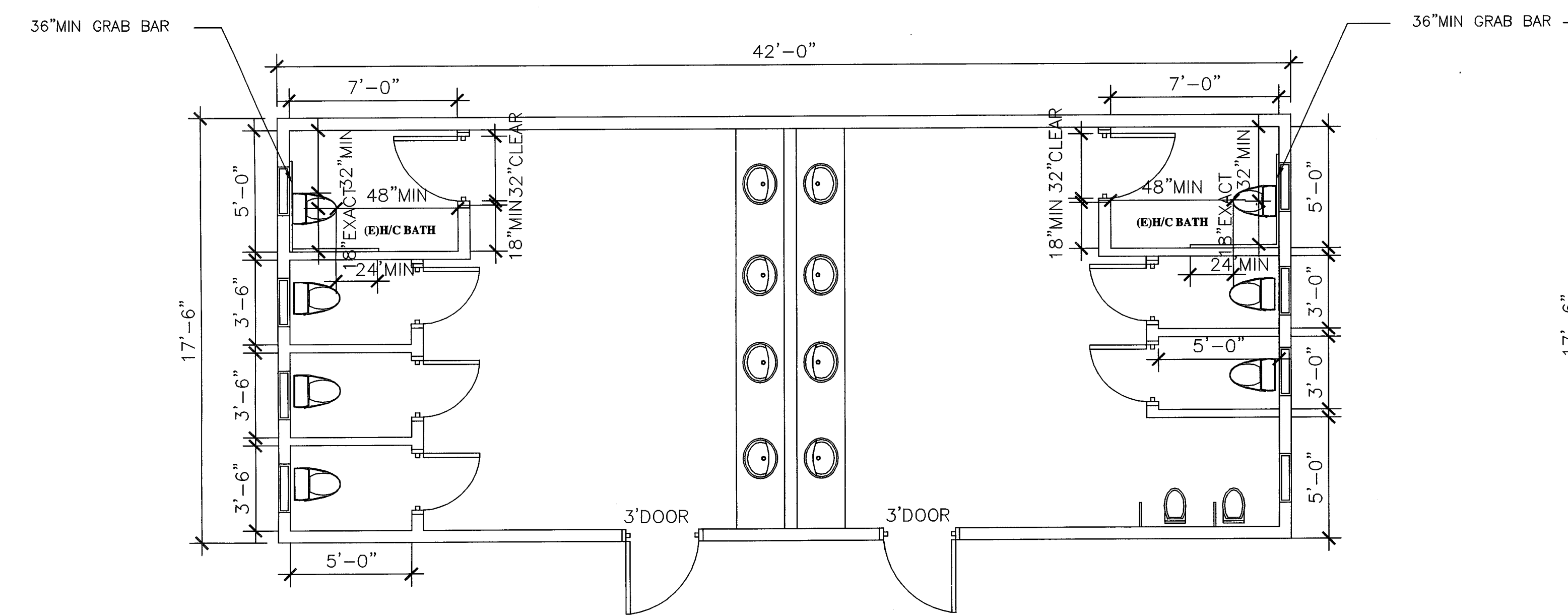
| | | | | | |
|---------------|---|--|---|------------|-------|
| SHEET NUMBER: | PROJECT NAME AND ADDRESS: BEN AND REEF GARDENS 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390 OWNER'S NAME & ADDRESS: RONIT WAIZGEN 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390 | | SHEET CONTENTS: CROSS SECTION SCALE: 1" = 10'-0" | REVISIONS: | DATE: |
| | | | | | |



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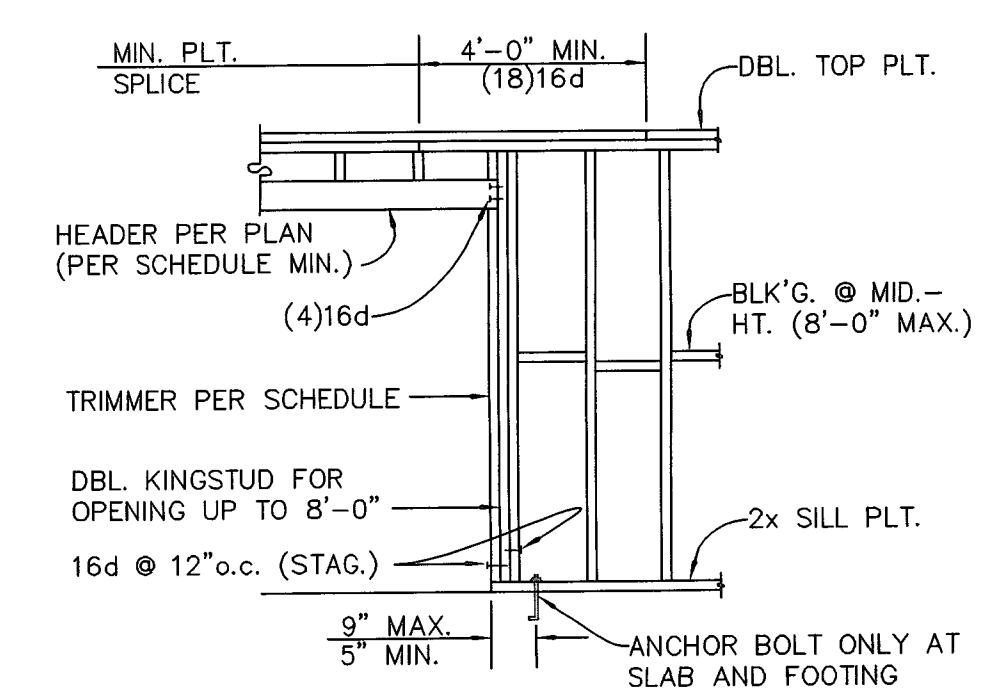
FLOOR PLAN BATHROOM 1

(E) WALL TO REMAIN

ALL EXISTING WINDOWS ARE 2'X1'-6"
SLIDERS
ALL EXISTING HEADERS TO REMAIN OR TO
REPLACE WITH NEW 4X4 HEADERS

INTERIOR REMODELING OF
EXISTING BATHROOMS:

1. TO REPLACE ALL DOORS WITH THE SAME SIZE AND LOCATION.
2. TO REPLACE ALL EXISTING WINDOWS WITH THE SAME SIZE AND LOCATION.
ALL EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN RATED.
3. ALL DAMAGED STUDS TO BE REPLACED WITH NEW 2X4 STUDS, OR 2X6 STUDS FOR PLUMBING PURPOSES.
4. TO FIX THE DRYWALL AND REPAINT.

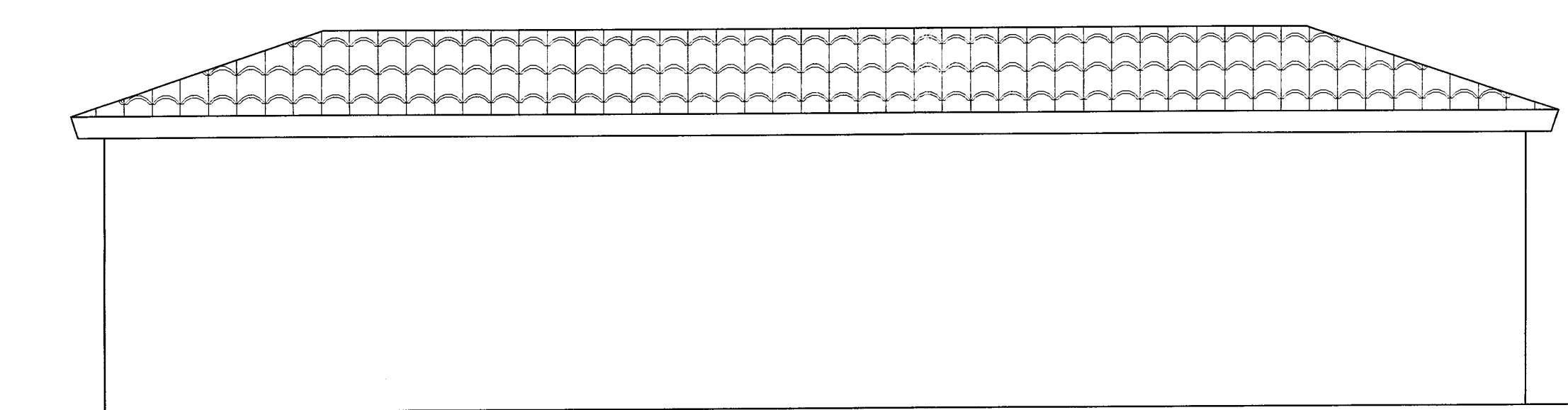


STUD WALL FRAMING
NOT TO SCALE

1

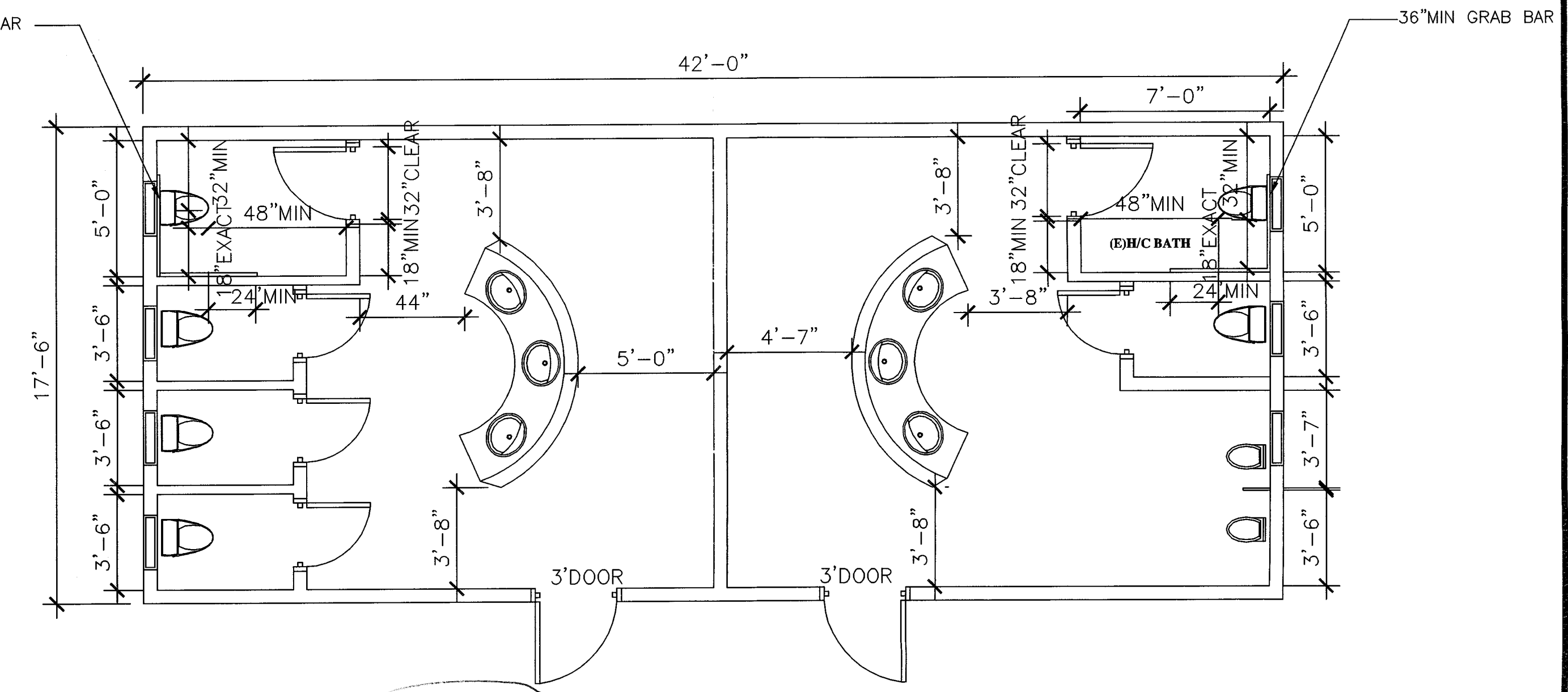
SANITARY FACILITIES NOTES:

1. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
2. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
4. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5LGF. ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.
5. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
6. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
7. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR.



BACK ELEVATION

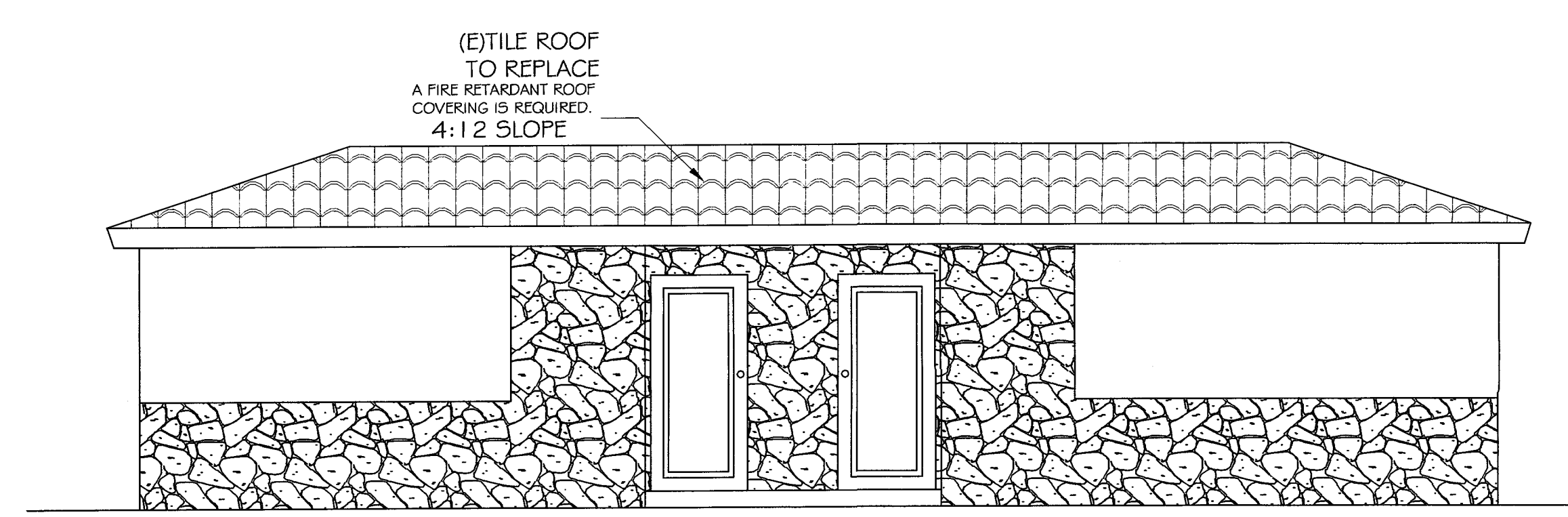
SCALE 1/4"=1'-0"



FLOOR PLAN BATHROOM 2

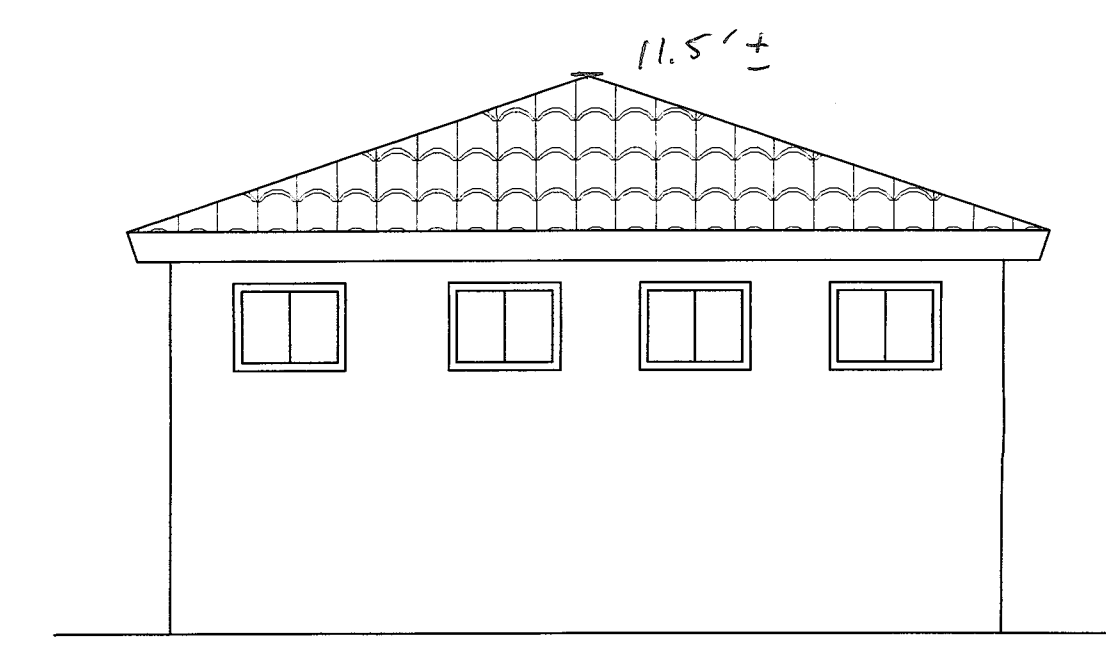
(E) WALL TO REMAIN

ALL EXISTING WINDOWS ARE 2'X2' SLIDERS
ALL EXISTING HEADERS TO REMAIN OR TO
REPLACE WITH NEW 4X4 HEADERS



FRONT ELEVATION

SCALE 1/4"=1'-0"



SIDE ELEVATIONS

SCALE 1/4"=1'-0"

APPLICANT'S COPY

| No. | Revision/Issue | Date |
|-----|----------------|------|
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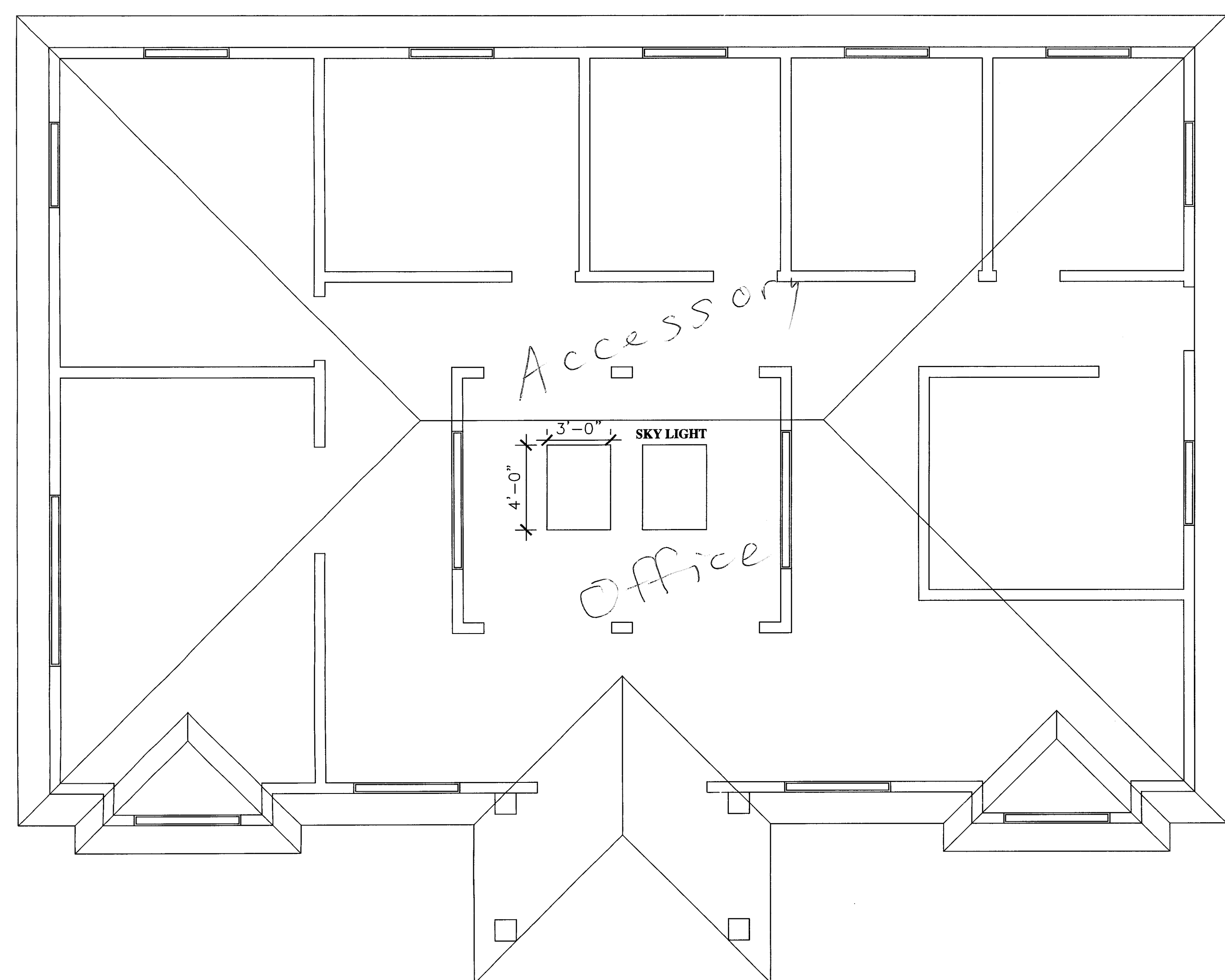
Project Name and Address

9607 HILDRETH AVE.
SOUTH GATE,
CA 90280

Drawn by MF
Checked by

Project 08-103
Date 08/02/07
Scale 1/4"=1'-0"

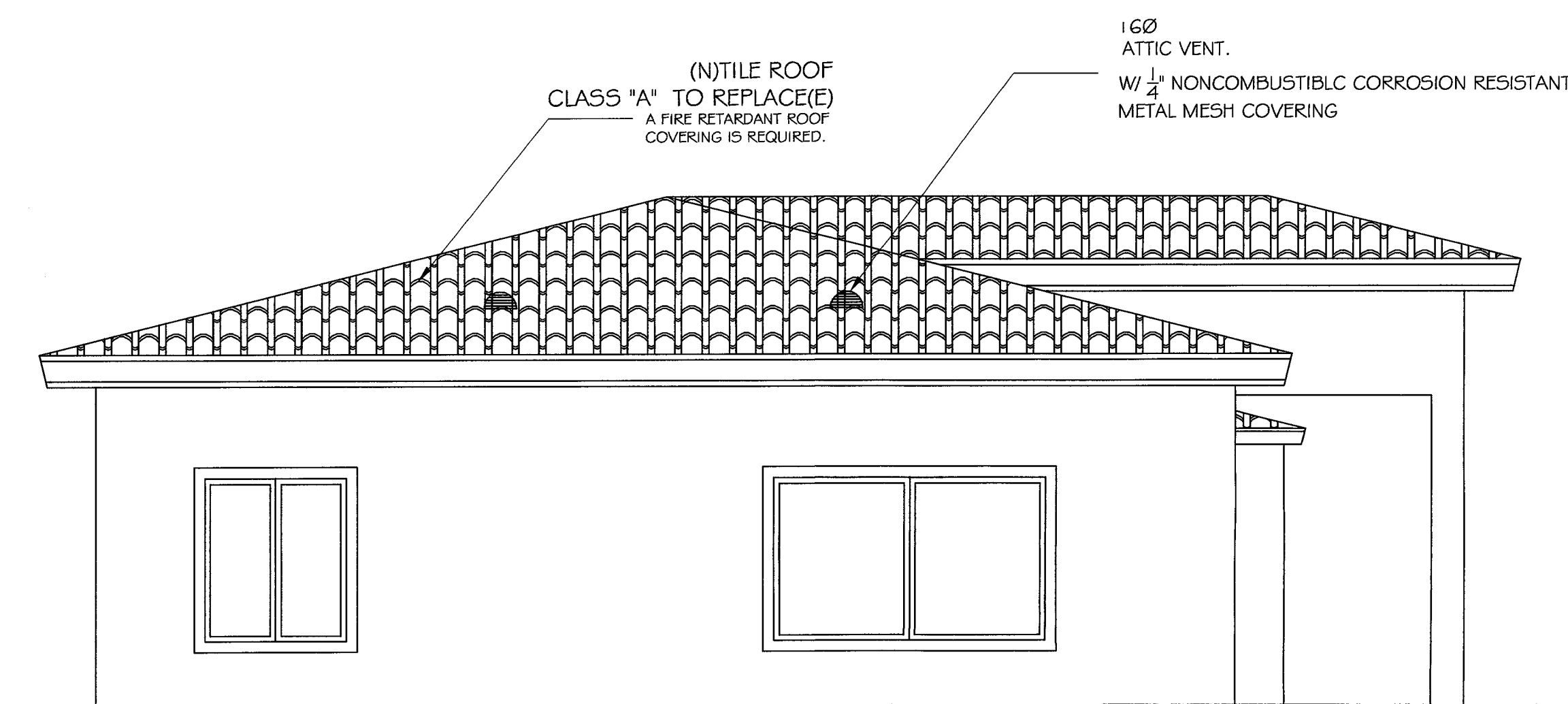
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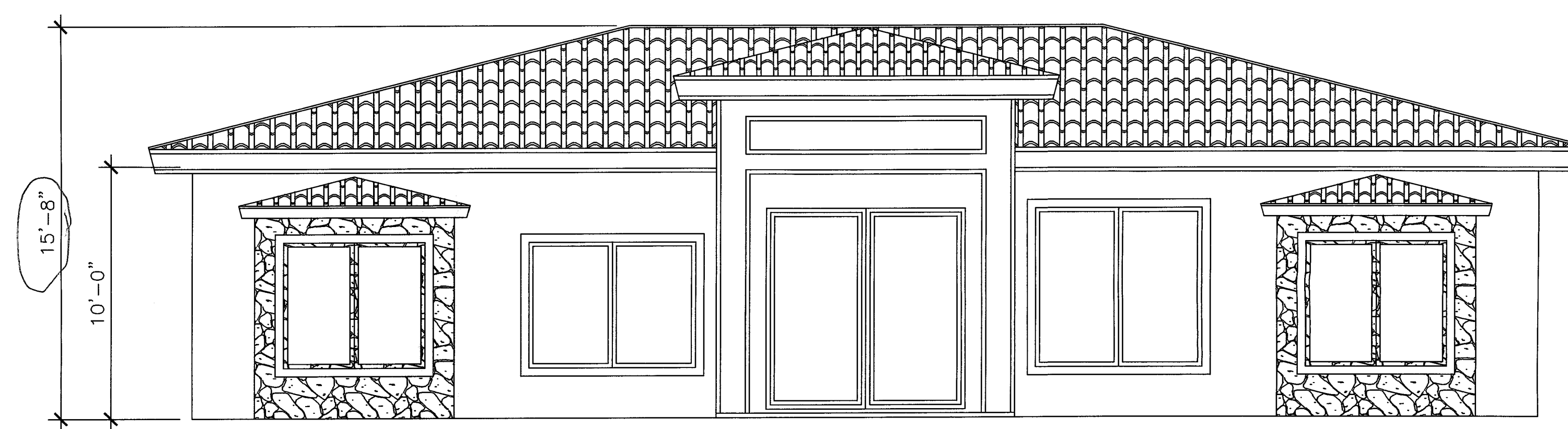
EXISTING ROOF PLAN

SCALE 1/4"=1'-0"

ALL DAMAGED LAMBER TO BE REPLACED
ACCORDING STRUCTURAL PLANS
PROVIDE R-13 INSULATION FOR ALL EXTERIOR
WALLS AND R-30 INSULATION FOR THE CEILING.



SIDE ELEVATION



FRONT ELEVATION

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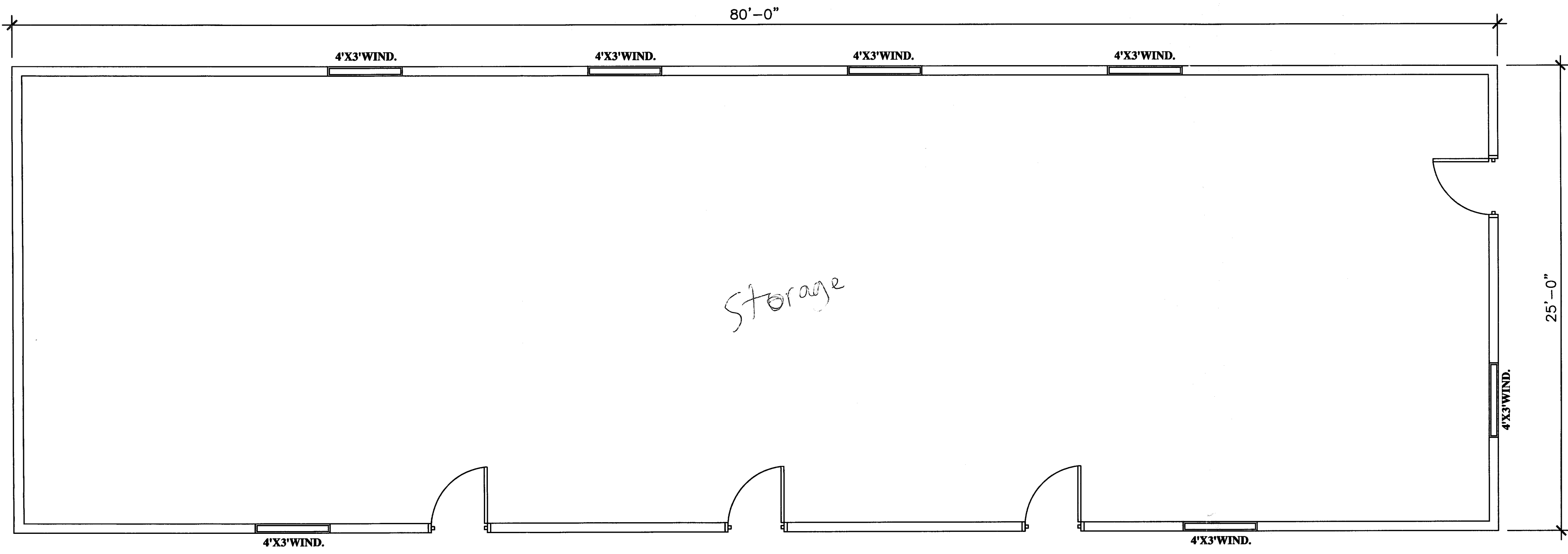
Project Name and Address

9607 HILDRETH AVE.
SOUTH GATE,
CA 90280

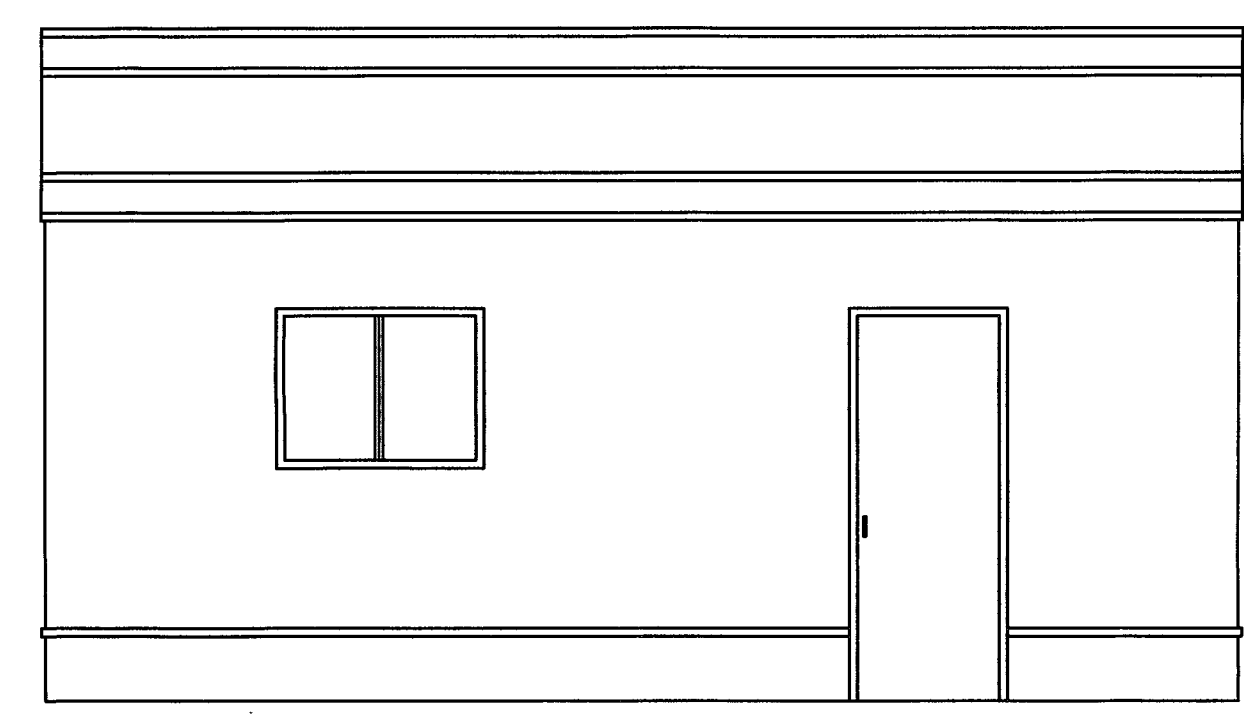
Drawn by
MF
Checked by

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| Date 08/02/07 | |
| Scale 1/4"=1'-0" | |

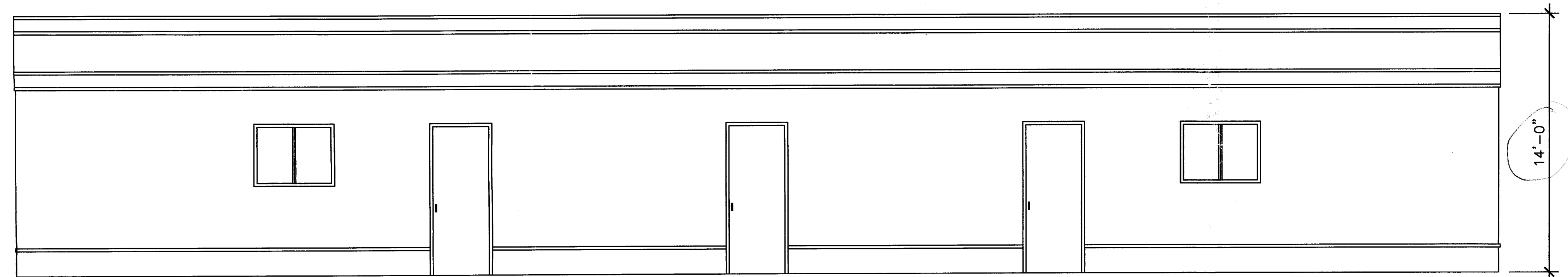
APPLICANT'S COPY



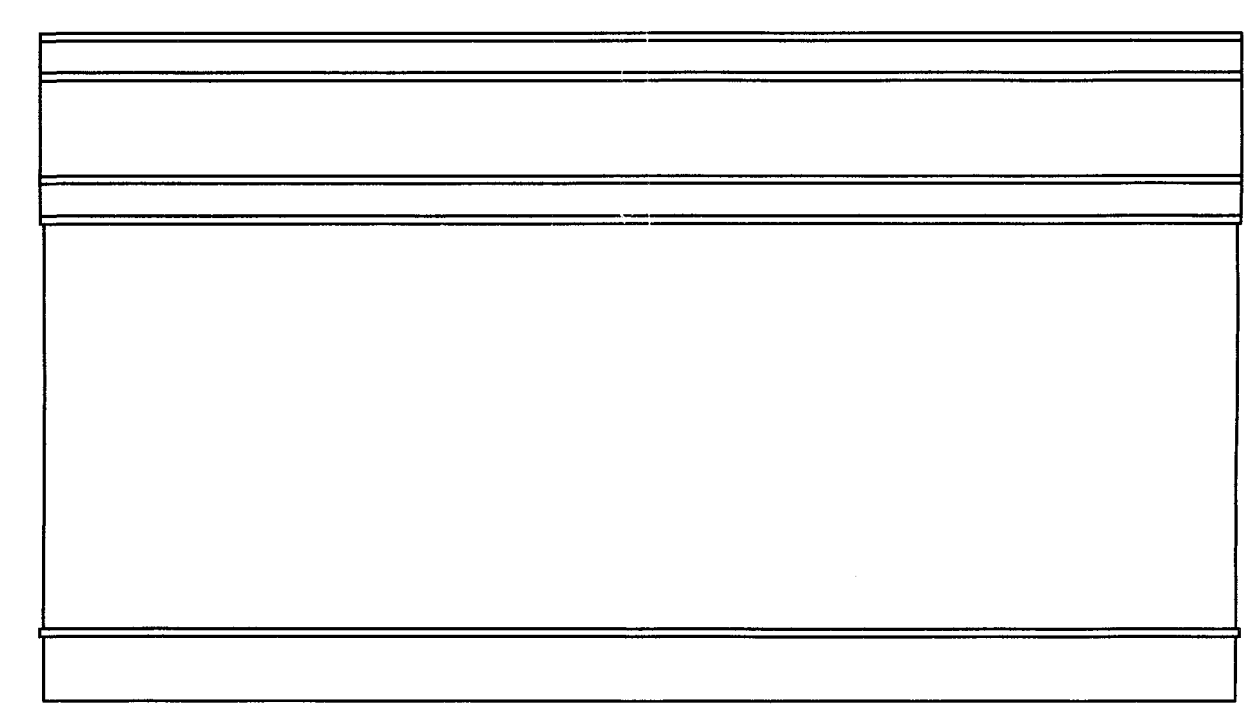
PROPOSED FLOOR PLAN
2,000 SQ.FT.



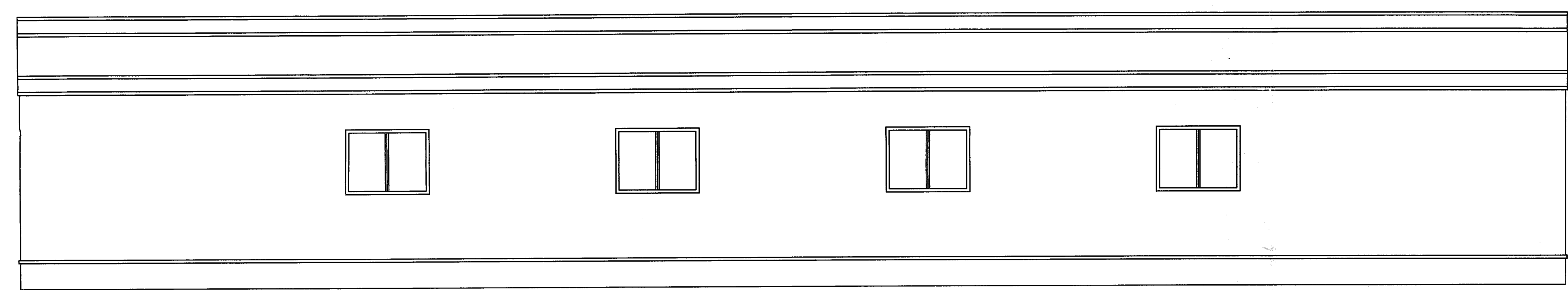
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION

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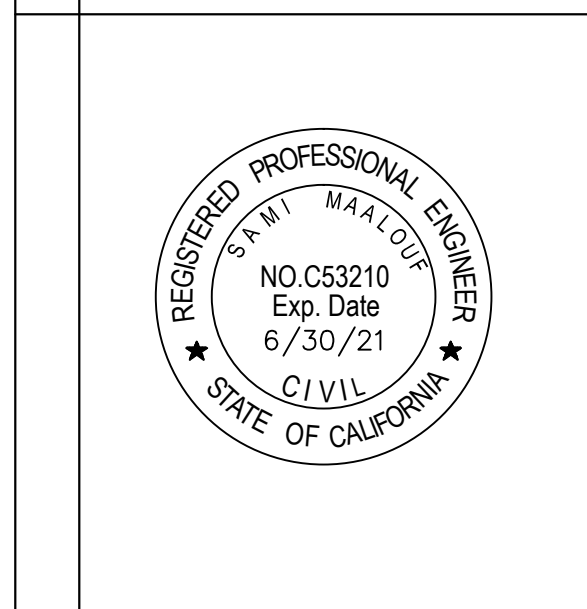
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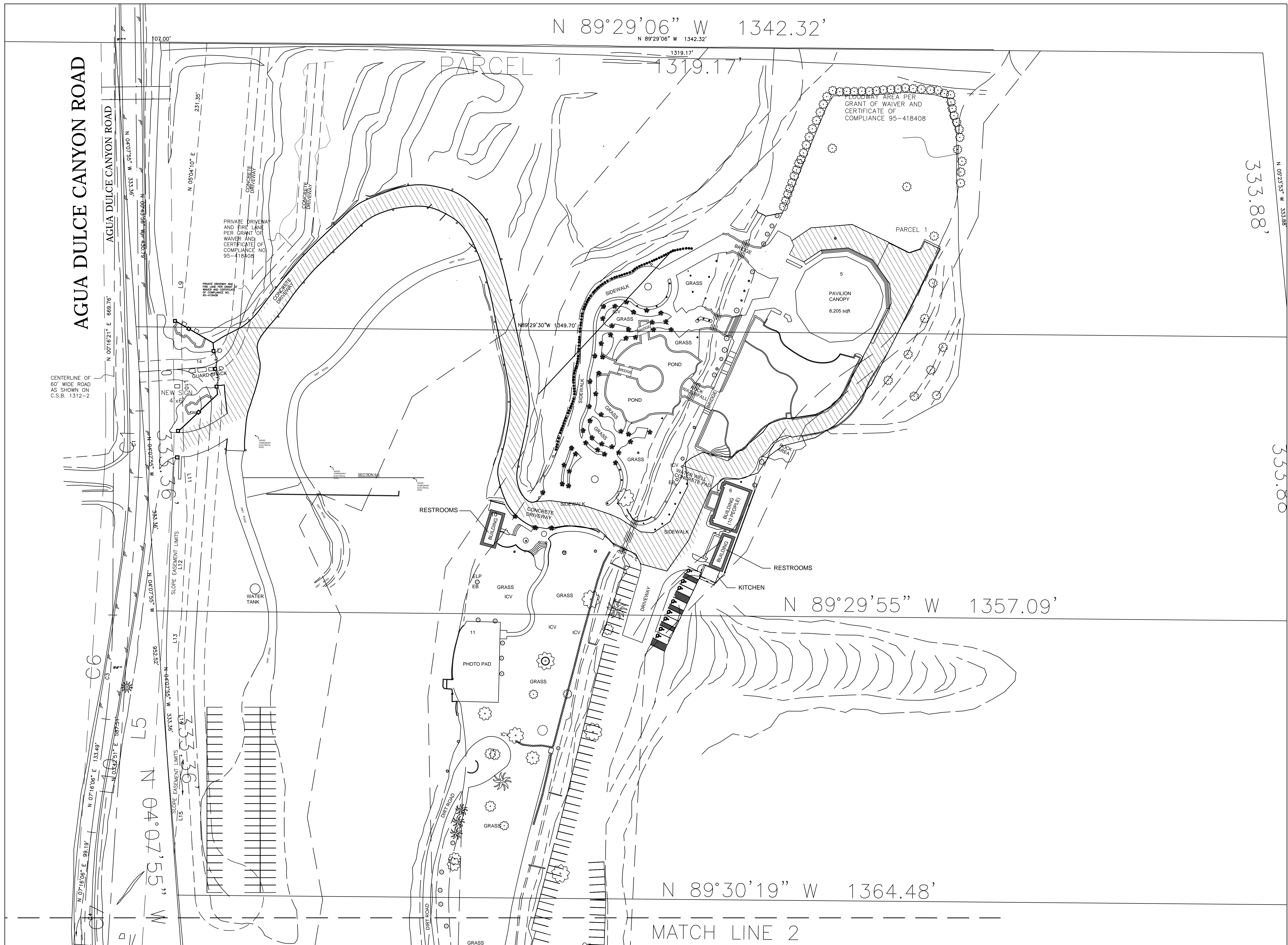
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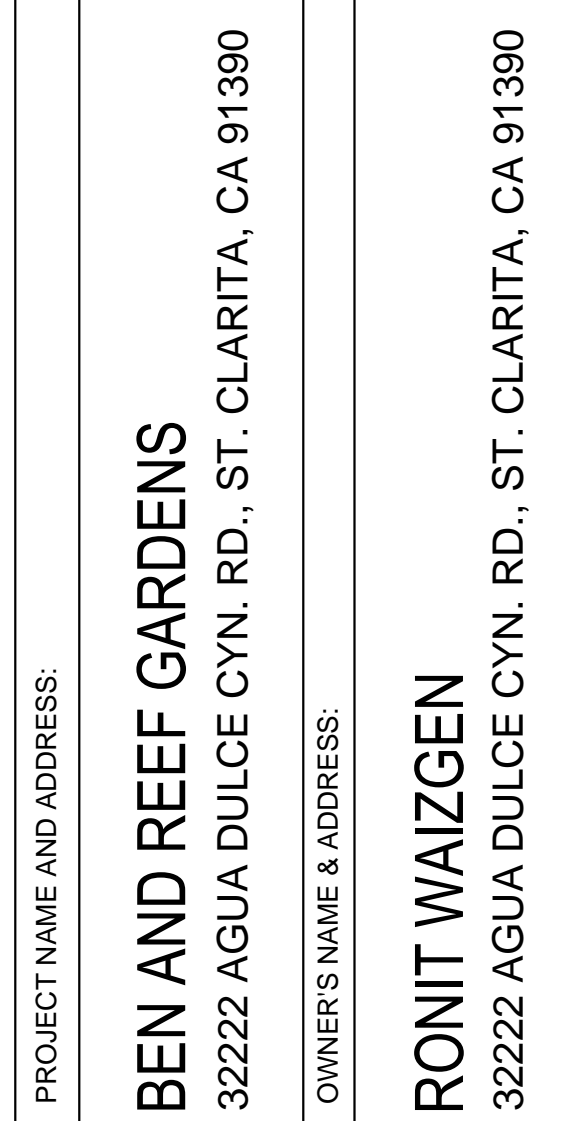
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Help us. Together we can save a tree.
Please recycle all unused plans.

FW: Agenda Item # 6 . Garden of Paradise Conditional Use Permit

DRP Public Comment <comment@planning.lacounty.gov>

Tue 7/20/2021 7:05 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard,

FYI – Comments received regarding agenda item no. 6.

-Rafael

-----Original Message-----

From: Joette <jnjhayward@gmail.com>

Sent: Tuesday, July 20, 2021 12:53 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Agenda Item # 6 . Garden of Paradise Conditional Use Permit

CAUTION: External Email. Proceed Responsibly.

John and Joette Hayward

Email address justnjoett@aol.com or jnjhayward@gmail.com Phone Number

805 338-3037

NOT APPLICANT

This is probably the most important ,serious , dangerous and devastating issue we have seen in our 34 years living here in Agua Dulce!

The music was horrendous , extremely loud and constant for hours on end. It started out on weekends and after awhile went to happening on weeknights and weekends! It would go until early the next morning.

It reverberated through the canyons and was heard for miles away. This is not the kind of thing that happens in rural areas.

They were very very loud RAVE like parties 4 or 5 nights a week going on until 3 or 4 am the next morning causing absolutely no sleep! It pounded and boomed and thumped and poned and boomed and thumped incessantly all night long into the wee hours of the next day.

We have never experienced such disturbing , loud heavily amplified music rolling through the mountains and canyons. There is an understanding and a respect in this rural area that people shut down their loud music by 11pm. This was a blatant disregard , and disrespect for this quiet rural area and all the residents of this area. Not to mention the safety implications such as fire from the flaming cocktails being concocted at the bar which could cause a fire in this already vulnerable area . The fact that residents coming home from working hard , or from going to their children's events or their family's affairs at night possibly having to dodge drunk party goers coming down Agua Dulce Cyn Rd while the residents coming up a very winding Agua Dulce Cyn Rd to their homes and families. This is a very very dangerous and disturbing problem for parents and their children trying to study or do their homework or sleep for school the next day. As well as residents having to leave very early in the morning for long commutes to work. Also for the Seniors which there are many out here and or the disabled

or the ill and the many family pets, horses ,chickens etc just trying to enjoy their lives in their quiet rural community.

The traffic alone could cause deaths from paramedics or firefighters unable to get to the emergencies. This area has had its issues but this is the most dramatic, dangerous and disturbing thing we have ever experienced since we moved here. Agua Dulce Cyn Rd is the main artery from the 14 freeway! It is a single lane winding road. The GOP is on this main winding road. If there is any kind of emergency for example a fire, a car accident, a heart attack it could be extremely devastating for many people due to the massive amounts of cars coming and going to the events. This is a serious hazard in many many ways!!

The Palmdale police department was contacted many times and most likely have a record of the massive amounts of complaints.

There may be a time and a place for this sort of thing, But Agua Dulce and Agua Dulce Cyn Rd is not the place.

We would hope that this commission understands the severity , the urgency and the very dangerous elements of this issue concerning Agua Dulce and it's residents. Thank you Sincerely John and Joette Hayward Not Applicants

Sent from my iPhone

FW: Agenda 6

DRP Public Comment <comment@planning.lacounty.gov>

Tue 7/20/2021 7:04 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard,

FYI – Comments received regarding agenda item no. 6.

-Rafael

From: seekgrowth <seekgrowth@prodigy.net>

Sent: Tuesday, July 20, 2021 5:51 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Agenda 6

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Not the Applicant

I am protesting any legal action, Permits that allows Garden of Paradise in Agua Dulce from continuing to operate the activities resulting in the noise, traffic pollution that has been occurring from the property owners. I protest any activity that prompts surrounding residents to have to call law enforcement, and contact the city Supervisor for neighborhood disruptions that should NEVER occur in a residential setting.

Vivian Phillips

6613174263

32151. Quirk Rd

Acton. Ca 93510

Sent from my T-Mobile 4G LTE Device